

Case: 7-18  
Date Filed: 5 February 2018

## RECORD OF PROCEEDINGS

I, Lisa C. Morrison, assistant to the Zoning Board of Appeals of the town of Edgartown, hereby certify that the following is a detailed record of proceedings pertaining to the request of Peter Graczykowski for a special permit under section 11.9 f of the zoning bylaw to construct a two-story addition to an existing residence on a preexisting, nonconforming lot located at 24 Sparrow Lane, Assr. Pcl. 10-55 in the R-60 Residential District.

1. On 5 February 2018 the application, a true copy of which is marked "A," was presented to the Town Clerk.
2. In addition, an advertisement, a true copy of which is marked "B," was published in the Vineyard Gazette on February 9<sup>th</sup> and February 16<sup>th</sup> 2018.
3. Notice of the hearing, a copy of which is marked "C," was mailed, postage prepaid, to the petitioners; the abutters - owners of land adjacent to the subject property within 300 feet of the property lines - all as they appear on the most recent, applicable, certified tax list; and to all the proper town boards and departments.

On Wednesday, 28 February 2018 at 7:45 p.m. the public hearing was held in the Town Hall. The following board members were sitting for this hearing: Martin Tomassian – Chairman, Carol Grant, Nancy Whipple, and Robin Bray – alternate.

Mr. Graczykowski made the presentation. He said that he and his family need some more room and would like to put an addition on their house. The proposed addition would be about 600 sq. ft. on the first floor and 300 sq. ft. on the second floor. Also included is the addition of a farmer's porch on the existing house. The first floor of the addition will consist of a bathroom, storage space, and an office. The second floor will connect to the existing kitchen and be used as a family room. The lot is .51 of an acre and the project meets all setbacks. The current house has three bedrooms; no increase in the number of bedrooms is proposed.

Mr. Graczykowski noted that he has submitted letters of support from the Edgartown Forest Estates Association, as well as from five of his neighbors. Mr. Graczykowski said that the project will involve just a few weeks of heavy construction.

Mr. Tomassian asked if there were any letters from town boards or departments. There were none. There was no one in the audience who wished to comment either pro or con.

Mr. Tomassian then closed the public portion of the hearing for discussion among the board members.

No one had any additional questions or concerns. Mr. Tomassian commented that he found the plans to be very clear.

Ms. Grant made a motion to grant the special permit saying that she found the project to be in harmony with the general purpose and intent of section 11.9 (f) of the bylaw. She said that she believed the site was appropriate and that addition met the required setbacks. She noted that the neighbors and the homeowner's association had written in support of the project. She said she did not think that the project would be detrimental to the neighborhood in any way.

Ms. Whipple seconded the motion and voted to grant the special permit for the same reasons.

Ms. Bray and Mr. Tomassian also voted to grant the special permit for the same reasons.

Respectfully submitted,

Lisa C. Morrison, Assistant