

Case: 8-18
Date Filed: 27 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 Sean E. Murphy, Trustee of LSV Realty Trust d.b.a. the Vineyard Golf Club for a special permit under sections 4.2 c & 11.9 e of the zoning bylaw to construct a 1300 sq. ft. teaching shed and a 49 sq. ft. on-course bathroom. The property is located at 100 & 145 Clubhouse Lane, Assr. Pcls. 22-57.2 & 57.3 in the R-60 Residential District.

1. On 27 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 March 2nd and March 9th 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, 21 March 2018 at 7:00 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, Ted Rosbeck - alternate, and Robin Bray – alternate.

Attorney Sean Murphy made the presentation to the board. Jeff Carlson, manager of the golf course was also present. The proposed 52-foot by 25-foot shed will be located in an area that had been employee housing – the employee housing was moved some time ago to another location. An existing small shed will also be removed.

The teaching shed will have two bays for practice during inclement weather and will also house video equipment. The proposed 7-foot by 7-foot bathroom will be 14-feet high and will be connected to its own septic system. All structures comply with height restrictions and setbacks.

Mr. Murphy said that the project had been reviewed and approved by the Martha's Vineyard Commission and Sheriff's Meadow Foundation. Sheriff's Meadow holds the conservation restriction.

Mr. Tomassian asked if there were any letters from town boards or departments. There were none. There were no letters from abutters, and 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.

Ms. Grant asked about the septic system for the new bathroom. Mr. Carlson replied that it was too far away to connect to the existing system. He noted that it will need to be reviewed and approved by the board of health.

After some further discussion, Ms. Whipple made a motion to grant the special permit, saying that she believed the project to be in harmony with the general purpose and intent of the bylaw. She said she did not believe that the project would adversely affect the neighborhood and found the site to be appropriate. She commented that there were no objections from any abutters or members of the public.

Ms. Grant seconded the motion and voted to approve the project as presented.

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

Respectfully submitted,

Lisa C. Morrison, Assistant