

Case: 13-18  
Date Filed: 21 March 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 Mark Venette d.b.a. the Black Sheep for a special permit under sections 11.9 (e) of the zoning bylaw to convert one preexisting nonconforming use (restaurant) to another (retail food shop) on property located at 17 Airport Road, Assr. Pcl. 24-16 in the B-III Business District. The property is owned by the airport and is leased to True North Holdings, Brion McGroarty, Manager.

1. On 21 March 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 23<sup>rd</sup> and March 30<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, 11 April 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, Nancy Whipple, Richard Knight, Gerry Conover - alternate, and Robin Bray – alternate.

Mark Venette made the presentation. He said that he would like to open a second location in addition to his spot in Edgartown. The new location would be an extension of what they currently do in Edgartown, but with a larger kitchen they would be able to expand their catering operation and use the kitchen to supply both locations. The kitchen at the Summer Street location is quite small. As at the downtown location, the premises will be primarily a retail gourmet market, although there will be some seating, but not necessarily table service. They will also sell household provisions, gifts, and pantry staples.

Mr. Venette said that the new location may help to alleviate some downtown traffic in the summer, as people would not necessarily need to go into town for all their staples.

They are proposing to be open seasonally from April through December from 8 a.m. to 8 p.m. The hours will be reduced in the off-season. They plan to employ five year-round islanders, and more in peak season.

Mr. Tomassian asked if there were any letters from town boards or departments. There were none.

A letter of support from Ann Richart of the Martha's Vineyard Airport Commission was read.

Letters of support from abutters Leo DeSorcy, Elizabeth Kane of Cakes by Liz, Sophia Brush Warren of Vineyard Decorators, and Terry Lowe of Animal Health Care Associates were read. All were enthusiastic in their support of the project. Additional letters of support from four members of the Bennett family and David & Ann Rossi were read. A petition in support of the project with 93 signatures was also submitted.

Mr. Tomassian asked if there was anyone present who wished to speak in favor of the application. Brion McGroarty said that he was the landlord and is in favor of the project. Leo DeSorcy and Melissa Thomas also spoke in support of the project.

There was no one in the audience who wished to speak against the project. Mr. Tomassian then closed the public portion of the hearing for discussion among the board.

Mr. Knight said that he had no concerns and thought it was an appropriate use for the premises. He said that Mr. Venette does a great job downtown. Mr. Knight then made a motion to approve the project as presented, saying that he believed the project was in harmony with the general purpose and intent of the bylaw. He said that he found the site appropriate and thought the project would be an asset to the neighborhood.

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

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

Respectfully submitted,

Lisa C. Morrison, Assistant