

Case: 24-18  
Date Filed: 27 June 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 John Fiorito & Kate Hennigan for a special permit under section 11.9 f of the zoning bylaw to construct additions to an existing residence on a preexisting, nonconforming lot located at 3 Thames Court, Assr. Pcl. 10-99.25 in the R-60 Residential District.

1. On 27 June 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 June 29<sup>th</sup> and July 6<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, 18 July 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, Richard Knight, Carol Grant, John Magnuson, and Nancy Kelly – alternate.

William Wing, architect with Worth & Wing, made the presentation. Mr. Wing explained that the project consists of a small addition on the south side of the house and a larger, two-story addition on the north side. The application is before the board because the lot is undersized: ½ acre in the R-60 District, where a lot needs an acre and a half of area to be conforming.

The addition to the south will expand an existing bedroom; the addition to the north will expand the kitchen and have a master bedroom above. The total number of bedrooms in the structure will remain at three. There will be no change in the total number of bedrooms on the property, which will remain at four. (There is a small one-bedroom guest house on the property.)

There were two letters from abutters Janice & Leo Frame and Emily Walker submitted with the application. Both were in favor of the proposed renovations.

Mr. Tomassian asked if there were any letters from town boards or departments. There were none. There were no additional 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 members.

No one on the board had any questions or concerns.

Mr. Magnuson made a motion to grant the special permit saying that he did not find the expansion objectionable or detrimental to the neighborhood. He noted that there were no objections from abutters, and that two abutters had written in favor of the project. He noted that the additions met the setback and height requirements of the R-60 Residential District.

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

Mr. Knight, Ms. Kelly, and Mr. Tomassian also voted grant the special permit for the same reasons.

Respectfully submitted,

Lisa C. Morrison, Assistant