



*Town of Edgartown  
Zoning Board of Appeals  
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Case No. 31-18  
Date Filed: 7 August 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 Great Harbor Boatyard for a special permit under section 11.9 of the zoning bylaw to expand a preexisting nonconforming use in a residential district by adding on a 10-foot by 22-foot addition to the rear of an existing boat shop. The property is located at 378 West Tisbury Road, Assr. Pcl. 28-1.4 in the R-20 Residential District.

1. On 7 August 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 August 10<sup>th</sup> and August 17<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, 29 August 2018 at 7:15 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, John Magnuson, Nancy Whipple, and Nancy Kelly – alternate.

David Garvin, builder, and Bruce Farland, boatyard owner, were present. Mr. Garvin explained that Mr. Farland would like to install a bathroom and some extra office space. The proposal meets setbacks and will not be visible from the road.

Mr. Knight said that he is familiar with the site and the operation.

There were no letters from town boards or departments or from any abutters. There was no one in the audience who wished to comment either pro or con.

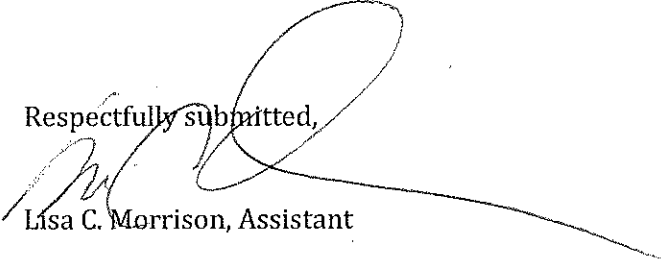
No one on the board had any questions or concerns.

Mr. Knight made a motion to grant the special permit, saying that he found the proposal to be in harmony with the general purpose and intent of the bylaw. No complaints about the business have been received. The addition is small and unobtrusive and will not have a negative impact on the neighborhood. The proposed expansion will not contribute to any expansion of the existing commercial use.

Mr. Magnuson seconded the motion and voted to grant the special permit for the same reasons.

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

Respectfully submitted,



Lisa C. Morrison, Assistant