

Case: 50-17
Date Filed: 26 December 2017

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 Janine Daughtry for a special permit under section 11.9 f of the zoning bylaw to convert an existing two-car garage to a guest house on a preexisting, nonconforming lot located at 16 Edgartown Meadows Road, Assr. Pcl. 22-26 in the R-60 Residential District.

1. On 26 December 2017 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 December 29th 2017 and January 5th 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, 17 January 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, Carol Grant, Ted Rosbeck – alternate, and Robin Bray – alternate. .

Skip Dostal, Jr., builder, was present for the applicant. He explained that Ms. Daughtry would like to convert an existing garage to a two-bedroom guest house. Mr. Tomassian asked if the work had already begun. Mr. Dostal said that a previous owner had begun some framing for some doors and windows, but that was all.

Ms. Daughtry has owned the property since 2013 and plans to use the structure for family. The property is on town sewer.

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 members.

No one had any additional questions or concerns. Ms. Grant noted that the footprint was not changing. She commented that because the building was already there, the change of use probably would not have much effect on the neighborhood.

Mr. Tomassian commented that any change would likely be an improvement.

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 guest houses were allowed by special permit on preexisting, nonconforming lots that had an area greater than 15,000 sq. ft. She also noted that the main house had been in existence for more than five years, as required by the bylaw. She also noted that the structure complies with the necessary setback requirements and height restrictions. She also noted that there were no objections or concerns from abutters or town officials.

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

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

Respectfully submitted,

Lisa C. Morrison, Assistant