

Case: 46-17  
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 Jon & Erica Ashton for a special permit under section 11.9 f of the zoning bylaw to construct a 20-foot by 20-foot cook pavilion on a preexisting, nonconforming lot at 43 Boylston Drive, Assr. Pcl. 22-1.233 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 29<sup>th</sup> 2017 and January 5<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, 17 January 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, Richard Knight, Carol Grant, Ted Rosbeck – alternate, and Robin Bray – alternate. .

Erica Ashton and her architect, Rob Piper-Roche, were present for the hearing. Ms. Ashton explained that she and her husband are seasonal residents and her husband loves to cook and entertain while they are on island. The structure meets all setbacks and height requirements and is really a detached kitchen and entertaining space. There is no bathroom and no sleeping space.

Mr. Tomassian asked if there were any letters from town boards or departments. There were none. There were letters from two abutters: Beverly Robinson of 39 Boylston Drive and John & Kat Montes from 63 Saddle Club Road. All were in favor of the project and spoke highly of the Ashtons as neighbors. There was 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.

Ms. Grant asked if there was a problem having two kitchens on the property. Mr. Knight pointed out that there is no additional habitable space and no bathroom so it could not be used as a guest house. It is an accessory structure allowed by special permit.

There were no any additional questions or concerns.

Mr. Knight made a motion to grant the special permit saying that he found the project to be in harmony with the general purpose and intent of section 11.9 (f) of the bylaw. He said that he believed the site was appropriate and that accessory structures were allowed by special permit. He noted that the project had the support of several abutters and there were no objections. He noted that the structure conforms to all setbacks and height restrictions and he did not believe that it will be detrimental to the neighborhood.

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

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

Respectfully submitted,

Lisa C. Morrison, Assistant