

Case: #3-2015

Date Filed: 7 January 2015

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 application of Rhonda Way LaCroix for a special permit under section 11.9 f of the bylaw to construct a garage with storage above on a preexisting, nonconforming lot located at 93 Slough Cove Road, Assr. Pcl. 45-16.4 in the R-60 Residential District.

1. On 7 January 2015, 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 January 9th and January 16th 2015.
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.

Because of snow storm Juno, the hearing was postponed for one week, from 28 January 2015 to 4 February 2015. The hearing was held in the Town Hall and the following board members were sitting: Martin Tomassian – chairman, Nancy Whipple, John Magnuson, Robin Bray – alternate, and Gerry Conover – alternate.

George Sourati, of Sourati Engineering, was present for the applicant. Mr. Sourati explained the project noting that the proposed structure meets all setbacks and height restrictions. The garage will be almost 195-feet back from the front of the lot and 26-feet off both the side and the rear property lines. Mr. Sourati said that the second story would be used only for storage – not for living space. It will be unfinished space.

Mr. Tomassian asked if there were any letters from town boards. There were none. A letter of objection from abutters Joseph & Mary Passafiume was read. The Passafiumes

objected to the construction on the grounds that it would block views and eliminate open space and be detrimental to the character of the neighborhood.

There was no one in the audience who wished to comment, either pro or con.

Mr. Sourati said he did not believe that the house would block views of the ocean. He did not think there were any views of the ocean.

Mr. Tomassian then closed the public portion of the hearing for discussion among the board members.

After a brief discussion, Mr. Magnuson made a motion to grant the special permit saying that he believed the project was in harmony with the general purpose and intent of the bylaw. He said that there are other much larger houses in the neighborhood with garages. He said he did not think the structure would block any views. He said he did not believe that the project would be detrimental to the neighborhood.

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

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

Respectfully submitted,

Lisa C. Morrison, Assistant