

Case No.: 10-15  
Date filed: 3 March 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 request of Charles Duncan & Laura Ment for a special permit under section 11.9 f of the bylaw to construct a storage shed and an addition on a preexisting, nonconforming lot located at 18 Mattakesset Bay Road (Assr. Pcl. 51A-8A, Unit M-11) in the R-60 Residential District.

1. On 3 March 2015, a true copy of the application, 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 6 March and 13 March 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.

On Wednesday, the 25<sup>th</sup> of March 2015 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, Nancy Whipple, Carol Grant, John Magnuson, and Gerry Conover – alternate.

Ken MacLean, architect, was present for the applicant. Mr. MacLean said that he had done a very similar project a few years back on an adjacent property. This is one of the Mattakesset condominiums created some 45-years ago. The expansion meets all the requirements of R-60 in height and setbacks. The proposed storage shed is 8-feet by 12-feet.

Mr. MacLean said that the owner had letters from four abutters, who were in favor of the proposal. He said he thought that the e-mails had been forwarded to the Zoning Board.

The assistant commented that no letters or emails had been received. Mr. MacLean was surprised, and said he thought he remembered the owner showing him the emails.

There were no letters from town boards, and no one in the audience. Mr. Tomassian closed the public portion of the hearing for discussion by the board.

No one had any concerns. 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 noted that several abutting properties had been expanded in a similar manner. He said he did not think the project would adversely affect the neighborhood and noted that there were no objections from anyone.

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

Mr. Conover voted to grant the special permit for the same reasons.

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

Mr. Tomassian also voted to grant the special permit for the same reasons.

Respectfully submitted,

Lisa C. Morrison, Assistant