

Case No.: 11-15
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 Annette MacMillan for a special permit under section 11.9 f of the bylaw to replace an existing shed with a detached bedroom on a preexisting, nonconforming lot located at 18 Plantingfield Way (Assr. Pcl. 20B-32) in the R-5 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 25th of March 2015 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, Nancy Whipple, Carol Grant, John Magnuson, and Gerry Conover – alternate.

Building contractor John Jones was present for the applicant. Mr. Jones explained that the lot is very narrow, and he has designed a building that is just 16-feet wide. The detached bedroom will be located in approximately the same location as the existing shed. Mr. Jones noted that the owner would like to put solar panels on the roof, which is why the roof is somewhat larger than necessary and covers a small front porch.

The structure will be just 16-feet high, meets all setbacks, and will be surrounded by hedges. He said he did not think it would be visible to abutters. The existing shed is 11½-feet in height. Mr. Jones said he will be doing some grading in the area as the shed

is located in a low spot on the property.

There were no letters from town boards or from any abutters, 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 there was an existing shed in the approximate location of the proposed detached bedroom. He said he did not think the structure would even be visible to many people. He commented that there were many small outbuildings in the neighborhood, so this should fit right in. He also noted that there were no objections from any abutters.

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