

Case No.: 19-15
Date filed: 29 April 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 Kelli & Adam Klauber for a special permit under section 11.9 (f) of the bylaw to construct an addition and install a swimming pool on a preexisting, nonconforming lot located at 20 Mullen Way, (Assr. Pcl. 29A-Lot 46) in the R-20 Residential District. The property is currently owned by Randall W. Antik.

1. On 29 April 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 May 1st and May 8th 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 29th of April 2015 at 7:30 p.m. the public hearing was held in the Town Hall. The following board members were sitting for this hearing: Richard Knight – acting chairman, Nancy Whipple, John Magnuson, Carol Grant, and Robin Bray – alternate.

Kelli Klauber, prospective purchaser, and her architect-designer, Keith Musinki, made the presentation. Ms. Klauber said that she and her husband have been visiting the island for over ten years and are hoping to eventually retire here. They have a purchase and sales agreement with Mr. Antik, the current owner, who was also present.

The project would involve removing the existing attached garage and constructing a 20-foot by 32-foot two-story addition in its place. The house would remain a three-bedroom structure. Also proposed is a 16-foot by 32-foot swimming pool and hot tub. All the

structures meet the setback requirements.

There were no letters from town boards or departments. A letter from abutters David and Pam Young was submitted. The Youngs wrote in favor of the project. There was no one in the audience who wished to comment either pro or con. Mr. Knight then closed the public portion of the hearing for discussion by the board.

Ms. Grant asked where the pool equipment would be located. Ms. Klauber stated that they plan on enclosing the pool equipment so as not to impact the neighbors. Mr. Musinki said that they do not yet know how large a structure will be required. He has heard 8-feet and 10-feet.

Other than the location of the pool equipment, there were no additional concerns. Ms. Grant made the motion to approve the project as presented, saying that she believed the site was appropriate and that granting the special permit would not negatively impact the neighborhood. She noted that there was no opposition from any of the abutters. The following condition was placed on the permit: Pool equipment is to be fully enclosed to mitigate mechanical noise. The final location of the pool equipment will be reviewed and approved by the board.

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

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

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

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

Respectfully submitted,

Lisa C. Morrison, Assistant