

Case: #12-2013

Date Filed: 6 March 2013

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 Terence Donahue for a special permit under section 11.9 f of the zoning bylaw to construct additions to an existing single-family residence on a preexisting, nonconforming lot located at 16 Knoll Drive, Assessor's Map 36 Lot 73 in the R-20 Residential District.

1. On 6 March 2013 the application, a true copy of which was 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 March 8th and March 15th 2013.
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 27th of March 2013 at 7:30 p.m. the public hearing was held in the Town Hall. The following board members were sitting for this hearing: John Magnuson – acting chairman, Nancy Whipple, Carol Grant, Nancy Kelly – alternate, Richard Colter – alternate.

The notice was read and Mr. Magnuson opened the hearing. Mr. Donahue made the presentation. Mr. Donahue said that he would like to sell the house; he owns a house next door and is getting ready to retire. The prospective purchaser, Ann Moller, was also present. The proposal involves adding a fourth bedroom by expanding the second floor and raising the roof height. There will only be minor changes to the footprint. Mr. Donahue said that the proposal has been approved by the Board of Health. Mr. Donahue then submitted a number of letters from abutters [see file]. All were in favor of the project. The only concern was in a letter from Allan Thornton, who wanted to be sure

that the septic field modifications would not compromise his well.

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

Mr. Donahue said that the Board of Health had reviewed and approved the application, and that they have the required separation between the septic field and Mr. Thornton's well.

Ms. Kelly asked how far the proposed stone terrace was from the property boundary. Mr. Magnuson noted that the stone terrace would not be considered a structure, but that it certainly appears to be more than 10-feet from the boundary.

Ms. Whipple made a motion to issue the special permit. She said she found the site appropriate, and believed the project was in harmony with the general purpose and intent of the bylaw. She noted that there were no objections from anyone, and that the neighbors were in favor of the project. She said she did not believe there would be any adverse affect on the neighborhood.

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

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

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

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

Respectfully submitted,

Lisa C. Morrison, Assistant