

Case: #14-2013

Date Filed: 2 April 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 the Thompson Family Trust for a special permit under section 11.9 f of the zoning bylaw to construct additions to a preexisting, nonconforming structure and to construct a garage – all on a nonconforming lot located at 10 Thaxter Lane, Assr. Pcl. 45-16.37 in the R-60 Residential District.

1. On 2 April 2013 the application, a true copy of which was marked "A," was presented to the Town Clerk.
2. An advertisement, a true copy of which is marked "B," was published in the Vineyard Gazette on 12 April and 19 April 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 24<sup>th</sup> of April 2013 the public hearing was held in the Town Hall. The following board members were sitting for this hearing: Richard Knight – acting chairman, John Magnuson, Nancy Whipple, Carol Grant, and Nancy Kelly – alternate.

The notice was read and Mr. Knight opened the hearing. Attorney Sean Murphy made the presentation for the applicants. Mr. Murphy explained that the plan involves removing a screen porch and constructing a family room. All the proposed improvements will conform to the required setbacks. Mr. Murphy explained that the existing house is nonconforming only because the front steps go encroach into the front setback by about a foot. Mr. Murphy said that, with the additions, the house will be 2686 s.f. The garage will be 384 s.f. Mr. Murphy noted that there are at least 25 houses in the neighborhood of equal size, as well as plenty of garages. Mr. Murphy noted that the entire neighborhood is comprised of half-acre lots.

Mr. Knight asked for any letters from town boards or abutters. There were none. There was no one in the audience who wished to comment, either pro or con.

Mr. Magnuson made a motion to issue the special permit. He said he found the site to be appropriate, and believed the project was in harmony with the general purpose and intent of the bylaw. He noted that there was no opposition from any abutters. He said he did not think that the project would be in any way detrimental to the neighborhood, as the entire neighborhood consists of nonconforming lots.

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

Ms. Grant voted to approve the project for the same reasons.

Ms. Kelly voted to approve the project for the same reasons.

Mr. Knight also voted to approve the project for the same reasons.

Respectfully submitted,

Lisa C. Morrison, Assistant