

Case: #21-2013

Date Filed: 14 May 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 Barry & Linda Coffman for a special permit under section 11.9 f of the bylaw to demolish a nonconforming single-family residence located at 2 Down Harbor Road and construct a new conforming single-family dwelling on a preexisting nonconforming lot (Assessor's Pcl. 36-308 in the R-60 Residential District.)

1. On the 14 May 2013 the application, a true copy of which is 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 17th and May 24th 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 5th of June 2013 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, Nancy Kelly – alternate, and Gerret Conover – alternate.

The notice was read and Tom Carberry of Sam Sherman and Associates was present for the applicant. The project involves demolishing the existing nonconforming structure and replacing the existing cesspool with a new title V system. The applicants are working with Habitat, who are interested in the existing cottage and actively looking for an appropriate site. The property is located in the Island Road District, so there is a height limit of 26-feet. The proposed house is 25-feet 5-inches; the existing house has a ridge height of 22-feet.

Mr. Carberry explained that the existing house is 1488 s.f – including porches. The proposed will be 3940 s.f. – including unfinished space above the attached garage (450 s.f.). For board of health purposes, the house will be classified as a five-bedroom dwelling, with the unfinished space above the garage counting as one of the five bedrooms.

Ms. Grant commented that it is a huge increase – almost 60% larger. Mr. Carberry noted that many of the houses in the neighborhood have comparable square footages as noted on the assessor’s map exhibit. Mr. Carberry reiterated that the new structure will conform to all setbacks.

Mr. Tomassian asked for letters from town boards or departments. There were none. A letter of support from neighbor Catherine Fenn of 2 Down Harbor Road was read.

There was no one in the audience who wished to comment either pro or con. Mr. Tomassian then closed the public portion of the hearing for discussion among the board. Ms. Whipple acknowledged that although the new dwelling is quite a bit larger than the existing, it is not as large as many houses already existing in the neighborhood.

Ms. Whipple made a motion to grant the special permit, saying that she found the project to be in harmony with the general purpose and intent of the bylaw. She said that she found the site to be appropriate and that she did not believe that the project would be deleterious to the neighborhood as there were no abutters with any concerns.

Ms. Kelly 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.

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

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

Respectfully submitted,

Lisa C. Morrison, Assistant