

Case: #22-2013

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 Sidney Morris & Margaret Knight for a special permit under section 11.18 of the bylaw (Island Independent Living) to construct a 275 s.f. residence on a preexisting nonconforming lot located at 16 Knight Lane, Assessor's Pcl. 31-13 in the R-120 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 7:15 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, Nancy Kelly – alternate, and Gerret Conover – alternate.

The notice was read and Mr. Morris explained that they would like to build a 275 s.f. one-room dwelling for their son, Elliot. He noted that it is difficult for young people to find housing on the island, and he would like to be able to have his son live independently, while still in close proximity. He said he has no intention of using the structure as a guest house, and understands the residency restrictions required in 11.18.

Mr. Tomassian asked for letters from town boards or departments. There were none. A letter of support from abutters Richard & Daryl Knight 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. Grant asked if there were any additional structures on the property. Ms. Knight said that they have a small goat shed and an open-ended wood shed.

Mr. Tomassian asked about the water supply and septic system. Mr. Morris said that they have an existing 5-bedroom septic system, and that this will count as one-bedroom. Water will be supplied to the structure from the existing well.

Ms. Whipple made a motion to grant the special permit, saying that she found the project to be a good fit with the provisions of the bylaw. She said she did not believe the project would adversely affect the neighborhood and she believed that the applicants will comply with the restrictions of 11.18. Kelly second. 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