

Case: #24-2013

Date Filed: 29 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 Camille Colantonio for a special permit under section 11.9 f of the bylaw to construct a 22-foot by 15-foot garage/boatshed with outdoor shower on a preexisting, nonconforming lot located at 60 Washqua Avenue, Assr. Pcl. 47-35 in the R-120 Residential District.

1. On the 29 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 31st and June 7th 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 19th of June 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, and Gerret Conover – alternate.

Mr. and Mrs. Colantonio agreed to proceed with a four-member board, with the understanding that they would need a unanimous decision for the granting of a special permit. The notice was then and Mr. Colantonio explained that they have a one-bedroom house on a grandfathered lot. [Per L. Jason, Building Inspector, under MGL 40A – the Zoning Enabling Act - the construction of a dwelling is grandfathered, but not any accessory structures.] This property will be for his children. He said that aesthetically it just didn't work attaching the garage to the residence.

There were no letters from town boards or departments. A letter from the Colantonios' immediate abutters, Donald & Constance Shanor, who are in support of the project, 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. No one had any questions or concerns.

Ms. Grant said that she had no problem with the proposal, provided that there is a condition that the structure not be used for habitation and that there be no plumbing other than for the shower.

Ms. Whipple made a motion to grant the special permit saying that she believed the location was appropriate and the project in harmony with the general purpose and intent of the bylaw and compatible with the neighborhood. She noted that there were no objections from anyone. The following conditions were included in the motion: (1) Structure is not to be used for habitation and (2) no plumbing other than the outside shower.

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

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

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

Respectfully submitted,

Lisa C. Morrison, Assistant