

Case No. 38-20
Date Filed: 23 November 2020

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 request of Robert & Susan van Roijen for a special permit under section 10.1 G of the bylaw to construct additions to an existing residence on a preexisting, nonconforming lot at 132 South Water Street (Assr. Pcl. 29B-25) in the R-5 Residential District.

1. On 23 November 2020 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 27 November and 4 December 2020.
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, 16 December 2020 at 4:45 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chairman, Carol Grant, Nancy Whipple, John Magnuson, and Pamela Dolby. Chairman Tomassian introduced the board members and read the necessary requirements for conducting remote meetings in compliance with both the Governor’s order and the Open Meeting Law.

Architect Louise Brooks was present, as was applicant Susan van Roijen. Ms. Brooks said the lot was just 780 sq. ft. shy of being a conforming 10,000 sq. ft. lot in the R-5 District. The proposal involves replacing an existing raised deck and terrace with a screened porch and a covered porch. The proposal also calls for adding a bay window on the east side of the house. The additions will all be one-story and the screened porch will be open. No changes are planned for the second floor.

Abutter Jon Lindenberg of 122 South Water Street asked the assistant for a copy of the plans and wrote back that he had no issues with the project.

Ellen Kaplan, another abutter, said that the only concern she had was the height of a tree, which has since been resolved. She said she had no objection to the proposal.

Mr. Tomassian then closed the public portion of the hearing for discussion among the board members.

Ms. Whipple said she found the addition to be a tasteful improvement and a good update. Mr. Magnuson and Ms. Grant both agreed and had no concerns.

Ms. Grant made a motion to approve the proposal as presented, saying that she believed the project would be an improvement. She noted that the addition was one-story at the rear of the property and that there were no objections from any abutters. She said that she finds the size and scale of the proposal to be in harmony with the neighborhood as well as with the general purpose and intent of the bylaw.

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

Mr. Tomassian, Ms. Dolby, and Mr. Magnuson also voted, by roll-call vote, to approve the project for the same reasons. Motion carries: 5 - 0.

Respectfully submitted,

Lisa C. Morrison, Assistant