

Case No. 40-20
Date Filed: 21 December 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 Dawn & Michael Friscia for a special permit under section 10.1 G of the bylaw to construct a second floor on an existing garage to be used as a tool shop and for storage. The property is located on a preexisting, nonconforming lot at 96 Ninth Street North (Assr. Pcl. 11A-205) in the R-20 Residential District.

1. On 21 December 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 18 December and 25 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, 6 January 2020 at 4:15 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chairman, Carol Grant, Nancy Whipple, Robin Bray - alternate, and Julia Livingston – alternate. 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.

Applicants Dawn and Michael Friscia were both present for the hearing. Mr. Friscia said that he would like to add a second story to the existing one-story, one-car garage to be used for tool storage and as a wood shop. He said he and his wife are in the process of restoring both this property and an historic home in Vineyard Haven.

The footprint of the existing garage is 22-ft by 16-ft and meets all setbacks. They would also like to add an 8-ft by 22-ft carport on the northwest side of the structure. This would also meet setbacks.

Chairman Tomassian asked if there were any letters from town boards or departments. There were none. There were no letters from abutters and no one in the audience who wished to comment either for or against the proposal.

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

Ms. Whipple asked how Mr. Friscia would be able to get tools to the second floor. Mr. Friscia said he will likely leave the really heavy tools like table saws on the first floor of the garage.

Ms. Livingston asked if the panelling behind Mr. Friscia (as shown in the Zoom screen) was an example of his work. Mr. Friscia replied that it was. Ms. Livingston said that she now understands what kind of work Mr. Friscia was talking about.

Ms. Livingston asked if any additional trees needed to be cut down for constructing the second floor. Mr. Friscia said there were no plans to remove additional trees.

Ms. Grant made a motion to approve the project as presented. She said she found the proposed expansion to be modest in size and in harmony with the general purpose and intent of the bylaw. She noted that there were no objections from any abutters or town boards. She said she did not believe the project would be detrimental to the neighborhood.

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

Mr. Tomassian, Ms. Livingston, and Ms. Bray also voted, by roll-call vote, to approve the project for the same reasons. Motion carried: 5 – 0.

Respectfully submitted,

Lisa C. Morrison, Assistant