

Case No. 39-20
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 Wendy & John Naughton for a special permit under section 10.1 G of the bylaw to construct a three-bay detached garage with a two-bedroom apartment above on a preexisting, nonconforming lot at 11 Edgartown Meadows Road (Assr. Pcl. 22-30) in the R-60 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 4:00 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 Wendy and John Naughton were both present for the hearing. Ms. Naughton said that the apartment is being built for her adult daughter who is about to graduate from college. Ms. Naughton said that she has reviewed the plans with her neighbors, many of whom have submitted letters. Ms. Naughton said that they are proposing to put in additional vegetative screening between the garage and their neighbors to the west.

Chairman Tomassian asked if there were any letters from town boards or departments. A letter from the Wastewater Department was read, stating that the proposed apartment complies with current wastewater regulations.

A letter from Steven Schoen, secretary of the Edgartown Meadows Road Association, was read. Mr. Schoen said that the association approved the project and found it to be consistent with other structures in the neighborhood.

Abutters Linda Smith of 27 Edgartown Meadows Road, Michelle & Donald Scarpone of 19 Whalers Walk, Dee Lander of 7 Whalers Walk, and Janine Daughtry of 16 Edgartown Meadows Road all wrote in support of the project.

Chairman Tomassian asked if there was anyone present who wished to speak in favor of the application. Lloyd Petruzzell of 21 Edgartown Meadows Road said that he supports the proposal.

There were no letters of opposition and no one who wished to speak in opposition.

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

Mr. Tomassian asked what will happen to the existing two-bay attached garage. Ms. Naughton replied that the existing garage will be converted to a great room and the garage doors will be replaced.

Ms. Whipple asked whether the applicants were planning a new curb cut. Ms. Naughton said that they were planning on using the existing driveway and no new curb cut is planned.

Ms. Grant made a motion to approve the project as presented. She said she found the proposal to be in harmony with the general purpose and intent of the bylaw. She commented that the project had received approval from the Wastewater Department, the road association, and a number of abutters. She said she did not think that the project would be adversely affect the neighborhood.

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

Mr. Tomassian, Ms. Whipple, 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