

Case No. 3-21  
Date Filed: 28 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 by Douglas Gordon for a special permit under sections 10.1 G and 2.2 B 12 of the bylaw to convert an existing detached bedroom over a garage to a guest house. The structure is located on a preexisting, nonconforming lot at 20 Twentieth Street North (Assr. Pcl. 12B-55) in the R-20 Residential District.

1. On 28 December 2020 the application, a true copy of which is marked "A," was presented to the Town Clerk.
2. An advertisement, a true copy of which is marked "B," was published in the Vineyard Gazette on 1 January and 8 January 2021.
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, 20 January 2021 at 4:30 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chairman, Carol Grant, Nancy Whipple, Pamela Dolby, and Robin Bray - 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.

Chairman Tomassian made it known that he represented Mr. Gordon when he purchased the property some time ago. Tomassian said he believes he can be impartial and will vote last, but said he would step down if there were any objections to his sitting. No objections were raised.

Mr. Gordon, who came before the board in October of 2019 for a special permit to use the second floor of the garage as a detached bedroom, said he is now looking to turn it into a guest house by adding cooking facilities. Gordon said that the garage was built in 1985 with the intent of using the second floor as an apartment, however it was never finished. The property was owned then by Lolita Duarte, who used the structure for storage. Mr. Gordon said that he has rebuilt and cleaned out the structure. The first floor will continue to be used as a garage, but will have a washer and dryer as well. Cooking facilities will be added to the second floor.

Chairman Tomassian asked if there were any letters from town boards or departments. There were none. There were no letters from abutters or members of the public.

Abutter Ben Hall was present. He said that he 'heartily endorses' the proposal. He said that Mr. Gordon has done a fantastic job of cleaning up the property. He urged the board to grant the special permit.

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

No one had any additional questions or concerns.

Ms. Whipple made a motion to grant the special permit, saying that she found the the proposal to be in harmony with the general purpose and intent of the bylaw. She noted that there were no objections from any abutters or from any town boards, and that one abutter had endorsed the project. She noted that the structure had originally been built with the intent of having a second floor apartment. She said she believed the proposal was compatible with the neighborhood and would not result in a substantial intensification of use.

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

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

Respectfully submitted,

Lisa C. Morrison, Assistant