

Case No. 6-21
Date Filed: 26 January 2021

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 Adam & Mary Lou Roman for a special permit under section 10.1 G of the bylaw to expand a preexisting nonconforming use and construct a one-story garage and master suite addition on property located at 20 Schoolhouse Road (Assr. Pcl. 36-220) in the R-20 Residential District.

1. On 26 January 2021 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 29 January and 5 February 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, 17 February 2021 at 4:15 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chairman, Pam Dolby, Carol Grant, Nancy Whipple, and John Magnuson. Chairman Tomassian opened the hearing and read the necessary requirements for conducting remote meetings in compliance with both the Governor's order and the Open Meeting Law. The assistant read the legal notice. The applicant's representative, contractor Peter Cook, was present as was the applicant Adam Roman.

Mr. Cook explained that the Romans are planning to retire soon and are hoping to reconfigure the house so that they may 'age in place.' They are planning on decommissioning a bedroom on the second floor and building a master suite on the first floor, so there will be no overall increase in the number of bedrooms on the property. The bedroom will be approximately 13'3" by 12'8". There will also be a small entry with a closed and small laundry. The attached two-bay garage will be 30' by 20'. The addition meets all the necessary setbacks and height restrictions.

Mr. Tomassian asked if there were any letters from town boards or abutters. There were none. No one in the audience wished to comment, either pro or con.

As there was no need for a rebuttal, Mr. Tomassian closed the public portion of the hearing for discussion by the board.

Ms. Grant said she did a site visit to the property and provided the addition conforms to setbacks, she sees no issues.

Ms. Dolby said that she too had visited the site and has no issues with the proposal.

Mr. Magnuson made a motion to grant the special permit for the construction of the attached garage and master suite. He said she found the proposal to be in harmony with the bylaw. He said he did not think that the proposal would have a negative impact on the neighborhood and noted that there was no opposition to the project from any neighbors or town boards. He noted that the total number of bedrooms on the property is not changing.

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

Mr. Tomassian, Ms. Dolby, and Ms. Whipple also voted to approve the project, and a roll-call vote was taken. Motion carries: 5 - 0.

Respectfully submitted,

Lisa C. Morrison, Assistant