

Case No. 11-21
Date Filed: 10 March 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 Thomas Kent for a special permit under section 10.1 G of the bylaw to construct a 14' x 18' addition and a 6' x 10' deck to an existing guest house on a preexisting, nonconforming lot located at 19 Litchfield Road (Assr. Pcl. 30117) in the R-120 Residential District.

1. On 10 March 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 12 March and 19 March 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, 31 March 2021 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, Julia Livingston - alternate, Nancy Whipple, and Robin Bray - alternate. 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, Tom Kent, was also present.

Mr. Kent said that he has owned on the property since 2003. He said that he would like to construct a small addition to what is essentially a summer cottage. He would also like to add a small deck off the addition. Mr. Kent the addition will be at the back of the house and no significant vegetation will need to be cut, just some brush. He would also like to move the existing outdoor shower to off the screen porch. He said he hopes to begin construction in October.

Mr. Tomassian asked if there were any letters from town boards or departments. There were none. There were no letters from abutters.

Mr. Tomassian asked if there was anyone present who wished to speak in favor of the application. Jack Kent, Tom Kent's son, said that he is in favor of the project. He said that he spends the summer in the cottage with his father and it would be great to have a little more room. He said that they are hoping to spend the shoulder seasons in the cottage.

Bill Brine, who lives directly across the street, said he had no problem with the project, he just asked that the work be done in the summer. He said the winters are nice and quiet. In the summer, the construction noise will just blend in with all the other noise in the neighborhood.

As there was nothing to rebut, Mr. Tomassian closed the public portion of the hearing for discussion by the board.

Ms. Livingston said she thought the addition was perfectly sensible and small.

Ms. Bray agreed.

Ms. Whipple said it was great to have a project where none of the abutters were opposed.

Mr. Bray made a motion to grant the special permit saying that she believed the project to be in harmony with the general purpose and intent of the bylaw: the addition is modest in size and will not overburden the lot or adversely affect the neighborhood. She noted that one direct abutter spoke in favor of the project. She said she believes that Mr. Kent will be sensitive to his neighbors with the timing of the construction.

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

Ms. Whipple, Ms. Livingston, and Mr. Tomassian also voted to grant the special permit for the same reasons.

Motion carries 5-0 by roll-call vote.

Respectfully submitted,

Lisa C. Morrison, Assistant