

Case No. 28-21
Date Filed: 9 June 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 8 Duncan Close LLC for a special permit under section 10.1 G of the zoning bylaw to construct additions to an existing single-family residence including a one-story addition, a screened porch and deck, a pool house and an in-ground spa - all on a preexisting, nonconforming lot located at 8 Duncan Close (Assr. Pcl. 22-133.17) in the R-60 Residential District.

1. On 9 June 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 11 June and 18 June 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, 30 June 2021 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, Julia Livingston – alternate, and Gerry Conover – alternate. Travis Ritchie of R+D Studio was present for the applicants.

Ritchie explained that the all the proposed additions, including the new pool house and spa, meet the required setbacks. The lot is .62 acres in R-60 where an acre-and-a-half is required. The existing house is quite small, with only one-bedroom on the second floor. The proposal involves constructing a new foundation and adding an additional bedroom and bath in the basement, along with a new laundry, gym, and theatre. There will be 750 sq. ft. of living space added above this basement level. The 300 sq. ft. pool house will contain a 1/2 bath, the pool mechanicals, storage, and a small sink/kitchen area. The proposal also includes adding a dormer to the second floor for an additional second floor bedroom. Mr. Ritchie added the project has been approved by the architectural review board.

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

Mr. Tomassian closed the public portion of the hearing for discussion by the board.

Mr. Tomassian said it seemed that a lot was proposed for this property, which is just over a third of the required land area in R-60.

Ms. Grant asked about the location of the new pool house. Mr. Ritchie pointed out that there was an inconsistency on the plan. The new pool house will replace an existing shed, incorrectly plotted on the site plan. The existing shed is currently in the approximate location of the proposed pool house, not in the location of the proposed screen porch. Mr. Ritchie noted that the proposed pool house is 14-feet by 22-feet - more than half of which is taken up by storage and pool equipment and not connected to the portion that contain a half-bath, open shower, and kitchen area. He said that initially the clients wanted to demolish the existing house and build a much larger one. The family has owned the property for about 8 years. Mr. Ritchie commented that they have a son who is 6'10".

Ms. Livingston said that she likes the plan and thinks the architect has done a good job of making the additions work on a relatively small site. She noted that no neighbors have objected to the plan. She said she was not concerned with the location of the old shed.

Ms. Whipple agreed. She asked where the pool equipment was currently located. Mr. Ritchie responded that he believes it is out in the open on a concrete pad. Ms. Whipple noted that there is a good amount of setback all around the property.

Ms. Grant commented that the improvements are mostly within the original footprint. She asked if the pool equipment storage area will be insulated. Mr. Ritchie replied that it will be fully sound-proofed.

Ms. Grant made a motion to approve the project as presented. She said she believed the site was appropriate, and noted that there were no objections raised by any abutters. She commented that there was adequate vegetative screening. She said that an additional benefit of the project will be that the pool equipment will now be located in a sound-proofed structure. She asked that a letter of authorization from the LLC be submitted for the file.

Ms. Livingston seconded the motion and voted to grant the special permit for the same reasons. Mr. Conover, Ms. Whipple, and Mr. Tomassian also voted to approve the project by a roll-call vote. Unanimously approved: 5 - 0.

Respectfully submitted,

Lisa C. Morrison, Assistant