

Case No. 29-21
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 Anne Tallon & Paul Lonergan for a special permit under section 10.1 G of the zoning bylaw to construct a pool cabana on a preexisting, nonconforming lot located at 15 Plains Head Lane (Assr. Pcl. 45-16.43) 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 4:30 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chairman, Carol Grant, Nancy Whipple, Julia Livingston – alternate, and Gerry Conover – alternate. Reid Silva of Vineyard Land Surveying was present for the applicants.

Silva said that the proposal involves removing an existing shed and constructing a new 22 x 14, 12-foot high pool cabana. The structure will be open on two sides and will consist of a screened porch and small bathroom. The pool equipment is currently in the existing garage and there are no plans to move it. The cabana will be 26-feet from the side and rear property boundaries. It is screened from neighboring properties by thick vegetation.

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 the proposal looks to be an improvement as the structure is moving closer to the center of the lot. He said he didn't see any issues with the proposal.

Ms. Whipple agreed and made a motion to grant the special permit. 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 she believed the project was in harmony with the general purpose and intent of the bylaw and that it will not adversely affect the neighborhood.

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

Respectfully submitted,

Lisa C. Morrison, Assistant