

Case No. 27-21
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 Susan S. Stewart for a special permit under section 10.1 G of the zoning bylaw to construct additions to an existing single-family residence on a preexisting, nonconforming lot located at 32 Cottage Street (Assr. Pcl. 20D-263.1) in the R-5 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 4:00 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. Sam Sherman of Sherman Associates was present for the applicant.

Sherman explained that the project involves (1) relocating an existing shed from the middle of the property to the southwest corner of the lot, (2) replacing the west wing of the structure to match the height of the Cottage Street wing, (3) adding a single-story 346 sq. ft. addition partially over an existing deck, and (4) add a new covered porch on the Fuller Street side of the dwelling. Ms. Stewart bought the property a few months ago. Sherman explained that the one-story addition would extend the existing kitchen and living room. He noted that all the additions meet the required setbacks and there will be no change in the front setback from Cottage Street. He said that the intent of the new design was to keep the original house as the dominant feature. He said the total added living space is minimal and they are just hoping for a little more headroom on the second floor. The second floor deck already exists; it is just being shifted slightly to balance the design. The shed will be

moved so that it meets setbacks and preserves the existing line of arborvitae. Sherman noted that the project received unanimous approval from the Historic District Committee.

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.

Ms. Livingston said that she rented the house one summer 20 years ago and believes the addition will be an improvement. The west wing of the house didn't really relate well to the house or to the outside.

Ms. Whipple said that she found the proposal to be well designed, and thought that moving the shed from the center of the lot made sense.

Ms. Whipple made a motion to approve the additions saying that she found the project to be in harmony with the general purpose and intent of the bylaw. She said she did not think there would be any negative impact on the neighborhood and noted that there was no opposition to the project.

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

Respectfully submitted,

Lisa C. Morrison, Assistant