

Case No. 23-21
Date Filed: 25 May 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 Edward & Megan Williams for a special permit under section 10.1 G of the zoning bylaw to renovate and add to a preexisting, nonconforming structure on a preexisting, nonconforming lot located at 7 Pease's Point Way South (Assr. Pcl. 20D-47) in the R-5 Residential District.

1. On 25 May 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 28 May and 4 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, 16 June 2021 the hearing was continued to 7 July 2021 as the Massachusetts Legislature had not yet passed a measure allowing meetings to continue to be held remotely after the end of the state of emergency.

On Wednesday, 7 July 2021 at 4:00 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Pam Dolby - acting Chair, Nancy Whipple, John Magnuson, Julia Livingston - alternate, and Robin Bray - alternate. Doug Hoehn was present for the applicant as were James Moffatt, architect, as well as the applicant Ned Williams.

Mr. Hoehn explained that the square footage of the lot is 5830 sq. ft. The house conforms on the northeast side, but not on the southwest side, where it encroaches on both the front and side yard setbacks.

Mr. Moffatt said that the proposal involves keeping the older section of the house that fronts Pease's Point Way intact. The project needs HDC approval, but the committee requested

that the applicants apply to the ZBA first. Mr. Moffatt explained the renovations: the rear section will be removed and rebuilt. Approximately 1175 sq. ft. will be demolished and 1654 sq. ft. will be rebuilt, for a net gain of 479 sq. ft. The ridge height of the rebuilt rear wing will be increased by approximately 6-feet, but will be less than the ridge height of the existing front section by a foot-and-a-half.

Mr. Moffatt said that the footprint of the new wing will be in the same location, but increased by 204 sq. ft.

Mr. Moffatt explained that on the west elevation, which faces Pease's Point Way, the railing over the one-story section is decorative, and not a roof deck. There is a small second story deck proposed at the rear of the house.

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. No one had any questions or concerns.

Mr. Magnuson made a motion to grant the special permit. He said he believed the project was in harmony with the general purpose and intent of the bylaw. He said he did not believe that the additions would be detrimental to the neighborhood and that the increase in height was in line with other houses in the neighborhood. He noted that there were no objections to the proposal from any town board or abutters.

Ms. Livingston seconded the motion and voted to approve the project for the same reasons. Ms. Dolby, Ms. Whipple, and Ms. Bray also voted to approve the project by a roll-call vote. Unanimously approved: 5 - 0.

Respectfully submitted,

Lisa C. Morrison, Assistant