

Case No. 26-21
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 Steven & Robin Angelilli for a special permit under section 10.1 G of the zoning bylaw to construct a 2-bay garage with storage above on a preexisting, nonconforming lot located at 9 Cassandra's Path Young (Assr. Pcl. 34-71) in the R-120 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 4:45 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian - Chairman, Pam Dolby, Nancy Whipple, John Magnuson, and Robin Bray - alternate.

Mr. Angelilli explained that his lot is just under an acre in R-120, which requires an acre-and-a-half to be conforming. He said that there is currently a 12 x 20 temporary storage shed on the property, which houses tools and garden equipment. He would like to remove it, clean up the property, and use the garage for storage. He said that he and his wife are now living on the property year-round and need more storage. The garage is part of the process of transforming a summer home of 18-years into a permanent residence.

He said that his neighbors, the Goulds, have a two-bay garage of similar size, also with storage above.

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.

The assistant noted that she had been contacted by Iris Vogel, an abutter, who was concerned about the project. The assistant said she understood from Mr. Angelilli that he was proposing to speak to Ms. Vogel about her concerns.

Mr. Angelilli said that he did not speak to Ms. Vogel directly, but that his neighbor, Donna Kelly, had. Apparently Ms. Kelly was able to alleviate Ms. Vogel's concerns.

Mr. Tomassian closed the public portion of the hearing for discussion by the board. No one had any questions or concerns.

Ms. Dolby made a motion to grant the special permit. She said she believed the project was in harmony with the general purpose and intent of the bylaw. She noted that garages were approved accessory structures. She said she found the site to be adequate and did not think that the project would be detrimental to the neighborhood. She noted that there were no objections from town boards or from abutters. She said that the removal of the temporary storage shed would be an improvement.

Ms. Bray asked that a condition be added to the motion stipulating that the applicants need to return to the board for review and approval should they wish to convert the storage space to living space in the future. Ms. Dolby amended her motion.

Mr. Magnuson seconded the motion and voted to grant the special permit for the same reasons and with the same condition.

Ms. Whipple, Ms. Bray, and Mr. Tomassian also voted to approve the project with the condition. Unanimously approved by roll-call vote: 5 – 0.

Respectfully submitted,

Lisa C. Morrison, Assistant