

Case No. 24-21
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 Troy Bettencourt for a special permit under section 10.1 G of the zoning bylaw to construct a replacement dwelling on a preexisting, nonconforming lot located at 4 Evelyn Way (Assr. Pcl. 29A-95) in the R-20 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 4:15 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. The owners Troy and Donna Bettencourt were also in attendance.

Mr. Hoehn explained that the property, which is just off Clevelandtown Road, has been in the family for quite some time. The lot is nonconforming at 10,210 sq. ft., in R-20 where 21,780 sq. ft. is required for a conforming lot. The existing house is old and dilapidated and does not conform to the rear setback. The applicants would like to roughly double the footprint and install a new septic system. The proposed dwelling will meet all setbacks and height restrictions. A swimming pool is also proposed and will be the subject of an upcoming hearing.

Troy Bettencourt explained that the house was designed by Rob Piper-Roche and will have 2978 sq. ft. of living space, with a footprint of just over 2000 sq. ft.

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

Ms. Whipple made a motion to grant the special permit. She said she thought it was a well thought out plan and would not adversely affect the neighborhood. She said she found the proposal to be in harmony with the general purpose and intent of the bylaw. She noted that there were no objections to the proposal from any town boards or from any 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