

Case No. 34-20
Date Filed: 29 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 Edwin Brooks for a special permit under section 10.1 G of the bylaw to construct additions and renovate an existing dwelling located on a preexisting, nonconforming lot at 40 Fuller Street (Assr. Pcl. 20B-47) in the R-5 Residential District.

1. On 29 June 2021 the application, a true copy of which is marked "A," was presented to the Town Clerk.
2. In addition, an advertisement, a true copy of which is marked "B," was published in the Vineyard Gazette on 2 July and 9 July 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, 21 July 2021 at 4:30 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chairman, Pam Dolby, Nancy Whipple, Julia Livingston – alternate, and Robin Bray – alternate.

Louise Brooks began the presentation noting that their lot was just 147 sq. ft. shy of the 10,000 sq. ft. needed to be a conforming lot in R-5. This is the second phase of the renovation; the first phase was approved by the board last summer and involved a screen porch over an existing deck with a family room below. This second phase has also been reviewed and approved by the HDC. Ms. Brooks said that she had shared the plans with all her neighbors.

Ms. Brooks said that the project will meet all setbacks and height restrictions. Essentially they would like to remove approximately 960 sq. ft. of a 70s addition and keep the historic 1860s section intact. The new addition will total 1518 sq. ft., for a total net gain of 568 sq. ft. The total amount of living space will be about 4000 sq. ft. Ms. Brooks said that they are also adding an additional staircase, as the stairs in the original section of the house do not meet code.

Tomassian asked if there were any letters from town boards or departments. There were none. There were no letters from any abutters. There was no one in the audience who wished to comment either pro or con.

As no rebuttal was necessary, Mr. Tomassian closed the public portion of the hearing for discussion by the board.

Ms. Livingston commented that the footprint of the proposed addition only slightly larger than the original, and most of the additional square footage is for a second-floor bedroom and the additional stairway.

Ms. Bray asked if there were any plans for the garage. Ms. Brooks replied that the garage is staying as is for now.

Ms. Livingston made a motion to approve the project as presented. She said she found the project to be in harmony with the general purpose and intent of the bylaw. She said she did not believe that the project would be detrimental to the neighborhood. She said she thought the project was compatible with other properties in the neighborhood in both scale and size and noted that the addition will be built in substantially the same location as the demolished section.

Ms. Dolby seconded the motion and voted to grant the special permit for the same reasons. Ms. Whipple, Ms. Bray, and Mr. Tomassian also voted to grant the special permit for the same reasons.

A roll-call vote was taken. Unanimously approved: 5 – 0.

Respectfully submitted,

Lisa C. Morrison, Assistant