

Case No. 33-21
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 Dudley A. Levick for a special permit under section 10.1 G of the zoning bylaw to construct a guesthouse on a preexisting, nonconforming lot located at 17 Meshacket Wood Road (Assr. Pcl. 37-2) in the R-120 Residential District.

1. On 29 June 2021 the application, a true copy of which is marked "A," was presented to the Town Clerk and posted in the town hall.
2. An advertisement, a true copy of which is marked "B," was published in the *Vineyard Gazette* on July 2nd and July 9th 2021 and posted on the town's website.
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 4:15 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. The applicant, Dudley Levick was also present.

Mr. Levick said that he would like to downsize from his two-bedroom house on an adjacent lot, which his daughter will take over, and move into the proposed one-bedroom guesthouse. [There is also a main house on this lot, which is currently rented].

Mr. Tomassian asked if there were any letters from town boards or abutters. There were none. There were no letters from abutters.

Abutters Jay & Janet Sigler, direct abutters to the south at 21 Meskacket Wood Road, said they were in favor of the project and that Mr. Levick is a great neighbor.

As there was nothing to rebut, Mr. Tomassian closed the public portion of the hearing for discussion by the board.

No one on the board had any questions or concerns.

Ms. Dolby made a motion to approve the project as presented saying that she found the proposal to be in harmony with the general purpose and intent of the bylaw. She said that in this day and age considering the housing shortage and high property values on the island, she is glad when a family is able to take care of their own. She said she did not believe that the project would be detrimental to the neighborhood, noting that there were no objections from any of the neighbors to the revised plan and that two direct abutters had spoken in favor of the project. She noted as well that there were other guest houses in the area.

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

Respectfully submitted,

Lisa C. Morrison, Assistant