

Case # 37-2021
Date Filed: 14 July 2021

DECISION OF THE ZONING BOARD OF APPEALS
ON THE REQUEST FOR A SPECIAL PERMIT

Owner: LSV Realty Trust d.b.a Vineyard Golf Club
Book: 1246 Page: 160

At a meeting held remotely via Zoom on Wednesday, 4 August 2021, the Edgartown Zoning Board of Appeals voted (4-1) to grant a special permit under sections 10.1 G, 10.2 A, and 10.3 F of the zoning bylaw to (1) construct a 5350 sq. ft. addition to the existing turf maintenance building to include administrative space, an apartment, and employee housing and (2) to construct a new 6700 sq. ft. storage building – all as shown on the site plan, elevations, and floor plans by Rogers McCagg submitted with the application and dated 7 October 2020. The property is located at 100 Clubhouse Lane (Assr. Pcl. 22-57.2) in the R-60 Residential District.

FINDINGS:

1. The addition and the new storage building will be centrally located on a portion of the 230-acre golf club property and will be 500-feet from the nearest residential neighborhood. The structures will conform to all setbacks and height restrictions and will be well screened by existing vegetation.
2. There were no objections to the project from any town boards or departments or from any abutters.
3. The board found the proposed construction to be site appropriate and in harmony with the general purpose and intent of the bylaw and determined that the project would not have a negative effect on the neighborhood. The golf club has a special permit from the zoning board to conduct commercial activities (private club) in a residential neighborhood, as well as approval from the Martha's Vineyard Commission [See letter in file dated 17 June 2021].

This decision of the Board of Appeals and a record of proceedings are on file in the Zoning Board office and in the office of the Town Clerk, Town Hall under Case No: 37-2021.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 13 August 2021. Appeals, if any, should be made pursuant to Section 17 of Chapter 40A of the Massachusetts General Laws and should be filed within 20 days of the filing of this decision in the office of the Town Clerk.

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I hereby certify that no appeal has been filed in the twenty-day period following the date of filing this decision.

Attest: _____