

Case No. 45-21
Date Filed: 11 August 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 by Brian M. & Victoria W. Meany for a special permit under section 10.1 G of the zoning bylaw to renovate and construct additions to a preexisting, nonconforming structure, and to construct a detached garage on property located at 15 Clevelandtown Road (Assr. Pcl. 29A-60) in the R-20 Residential District.

1. On 11 August 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 13 August and 20 August 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, 1 September 2021 at 4:15 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian - Chairman, Julia Livingston - alternate, Nancy Whipple, Pamela Dolby, and John Magnuson. Chairman Tomassian opened the meeting and read the necessary requirements for conducting remote meetings in compliance with both the Governor's order and the Open Meeting Law.

Attorney Robert Moriarty and architect Sasha Robinson-White were present for the applicant. Brian Meany was also in attendance. The existing main house does not conform to the R-20 setbacks. However the proposed additions to the main house will conform. The applicant would like to add a master suite with connector, extend the covered porch at the rear of the dwelling, and add a mudroom - for a total of 776 sq. ft. The ridge height of the addition will be 17-feet. Also proposed is a single-story garage at the rear of the property. The garage will also conform to setbacks. Mr. Robinson-White said that the lot coverage will increase from 17% to 25%, but the proposal is in scale with similar developments in the neighborhood.

Chairman Tomassian asked if there were any letters from town boards or departments. There were none. There were five letters of support from abutters: Victoria Danberg of 20 Clevelandtown Road, Janet Mesrobian of 2 Middle Street, Jean Kanarian of 9 & 10 South Street, Townsend Morey III of 27 South Street, and Adam Moran of 120 Peases Point Way South.

Mr. Tomassian asked if there was anyone in the audience who wished to comment. Victoria Danberg reiterated that she was in favor of the proposal and thinks that it will be a fine renovation.

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

Mr. Tomassian commented that there are two garages on the property. Mr. Robinson-White said that both structures will continue be used as garages. He noted that the current garage is quite small.

Ms. Livingston noted that there seemed to be parking for nine cars on the property. Mr. Robinson-White said that the intent of the plan was to show the maximum amount of parking spaces, not to indicate that they will all be used.

Mr. Robinson-White commented that there will be no net gain in the number of bedrooms on the property: the existing guesthouse has one bedroom and the main house has - and will continue to have - three.

Ms. Whipple made a motion to grant the special permit, saying that she believed the proposal was in harmony with the general purpose and intent of the bylaw. She noted that there was significant support for the project by the neighbors and she did not think the project would be detrimental in any way. The additions to the main house are in scale and conform to setbacks. She also noted that there will be no increase in the number of bedrooms on the property.

Ms. Dolby seconded the motion and voted to grant the special permit for the same reasons.

Ms. Whipple, Mr. Magnuson, and Mr. Tomassian also voted, by roll-call vote, to approve the project for the same reasons. Motion carried: 5 – 0.

Respectfully submitted,

Lisa C. Morrison, Assistant