

Case No. 52-21
Date Filed: 15 September 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 William J. Lynch III & Beth Anne Lynch for a special permit under section 10.1 G of the zoning bylaw to renovate and add to an existing residence and to demolish an existing guest house on a preexisting, nonconforming lot located at 89 South Water Street (Assr. Pcl. 29B-17) in the R-5 Residential District.

1. On 15 September 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 17 September and 24 September 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, 6 October 2021 at 4:30 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chairman, Carol Grant, Nancy Whipple, Pamela Dolby, and Robin Bray – alternate. New member Thomas Pierce audited the meeting. 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.

Doug Hoehn of Schofield, Barbini & Hoehn was present for the applicants, as were Josh Gothard & Twanette Tharp, architects. The applicant, William Lynch, was also present on the Zoom call.

Mr. Hoehn explained that the lot is about 900 s.f. shy of the 10,000 s.f. necessary to be a conforming lot in R-5. The existing house and guesthouse do not conform to setbacks.

Mr. Gothard noted that the Lynches have owned the property for 30-years. He explained that over the years additions were added to the home in a piecemeal fashion and in differing architectural styles. The intent of the project is to make a more cohesive and traditional addition. The Lynches are intending to use the house as their primary residence. The non-

historic guesthouse will be removed. All the proposed additions are substantially within the existing footprint of the house or guest house. No new guest house is proposed.

The historic Greek revival portion of the front façade will remain, however the modern section will be redone in a more traditional style. Mr. Gothard said that the HDC did a preliminary review of the plans and commission was pleased that the bay window on the front of the house was being removed. No substantial issues were raised at the preliminary hearing. The project has been reviewed and approved by the Conservation Commission.

A one-story, one-car garage will be constructed on the existing driveway, however the bulk of the addition will be in the rear of the property. A small portion of the addition's roof peak will be visible from South Water Street above the garage roof.

The existing house has approximately 3843 s.f. of living space; the renovated house will have 4763 s.f. of living space – an increase of 920 s.f.

Chairman Tomassian asked if there were any letters from town boards or departments. There were none. Two abutters, Sarah Jane Hughes of 65 South Summer Street and Jane Bradbury of 85 & 88 South Water Street, both wrote in support of the proposal.

Eugene Sisco, who owns the abutting property to the south, was present on the Zoom call and spoke in favor of the proposal.

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

Ms. Dolby commented that she was very impressed with the plan, and the care that was taken in maintaining the historic nature of the structure. Ms. Grant agreed that it was a very well thought out plan that fits in with the neighborhood.

Ms. Grant 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 were no objections to the proposal from any town boards and that three abutters supported the proposal. She said she believed the new design would be an asset to the neighborhood.

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

Ms. Dolby, Ms. Bray, 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