

Case No. 54-21  
Date Filed: 28 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 Michael Klein for a special permit under section 10.1 G of the zoning bylaw to construct additions to an existing dwelling on a preexisting, nonconforming lot located at 2 Young Street (Assr. Pcl. 45-5) in the R-60 Residential District.

1. On 28 September 2021 the application, a true copy of which is marked "A," was presented to the Town Clerk.
2. An legal notice, a true copy of which is marked "B," was published in the Vineyard Gazette on 1 October and 8 October 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, 20 October 2021 at 4:00 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chairman, Carol Grant, Thomas Pierce, Pamela Dolby, and Robin Bray – alternate. 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.

Builder Mark Nicotera was present for the applicant. Michael Klein was also present. Mr. Nicotera explained that the project involved building a narrow addition off the southeast side of the house that would enlarge the master bed and bath and office. A 12-foot by 17-foot storage area is proposed off the garage. All of the proposed additions will meet setbacks. Mr. Nicotera noted that there is an existing bulkhead that does not conform to setbacks. This will be removed and a new conforming bulkhead constructed, as shown on the plans.

Chairman Tomassian asked if there were any letters from town boards or departments. There were none. Two abutters wrote in support of the proposal: Kathryn & Matt Battistella of 10 Proprietors Road and Eileen Wuerthele of 9 Crafts Field Way.

There was no one in the audience who wished to comment either for or against.

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

Mr. Tomassian complemented Mr. Nicotera on the clarity of the plans.

Mr. Pierce said that he had no problem with the project, which seems quite minor and meets the necessary setbacks.

Ms. Dolby agreed, and said she had no issues with the proposal.

Ms. Bray asked how many square feet were being added for the addition. Mr. Nicotera estimated that the addition would add approximately 400 s.f.

Ms. Bray 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 noted that there were no objections to the proposal from any town boards and that two abutters had written in support of the project. She said she believed that the project as presented would not have a negative effect on the neighborhood.

Mr. Pierce seconded the motion and voted to grant the special permit for the same reasons.

Ms. Grant, Ms. Dolby, 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