

Case No. 64-21  
Date Filed: 16 November 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 Sharon Gordetsky for a special permit under section 10.1 G of the zoning bylaw to construct a two-story 13 x 16 accessory structure on a preexisting, nonconforming lot at 7 Pamela Way (Assr. Pcl. 34-204) in the R-120 Residential District.

1. On 16 November 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 19 November and 26 November 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, 8 December 2021 the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chairman, Carol Grant, Pamela Dolby, Tom Pierce, and Julia Livingston - 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.

Contractor Dan Parker was present for the applicant. Mr. Parker said that Ms. Gordetsky lives on the island 9 months of the year and is a psychologist who has been working remotely. She would like a private space to conduct her practice and some additional storage. The proposed structure would consist of a storage area below and an office above. The structure will have a shed roof and be 18'10" at its highest. Mr. Parker commented that the existing dwelling on the property has no basement and is quite small, just 860 s.f. No plumbing is proposed in the new structure.

The lot is exactly an acre and the structure will meet all setback and height requirements of the R-120 District.

Chairman Tomassian asked if there were any letters from town boards or departments. The assistant noted that the Board of Health commented that there may need to be a deed

restriction placed on the property to prohibit the space being used as sleeping space. There were no comments from any abutters and there was no one in the audience who wished to comment either pro or con.

As there was nothing to rebut, Mr. Tomassian closed the public portion of the hearing for discussion by the board. Ms. Dolby said she did not have any issues with the proposal. Ms. Grant agreed, noting that the structure will be located in the middle of a wooded lot and will not be visible to the neighbors.

Ms. Livingston made a motion to grant the special permit saying that she believed the project was in harmony with the general purpose and intent of the bylaw. She noted that there were no objections to the project from any abutters or town boards. She said she believed the structure was in scale with the property and did not think that it would negatively affect the neighborhood.

Ms. Livingston, Mr. Pierce, 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