

Case No. 62-21
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 Keith G. & Janet C. Gregorian-Michaelsen for a special permit under section 10.1 G of the zoning bylaw to construct a two-story addition to an existing residence on a preexisting, nonconforming lot at 56 Saddle Club Road, (Assr. Pcl. 22-1.217) in the R-60 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.

Mr. & Mrs. Gregorian-Michaelsen were both present. Mr. Michaelsen made the presentation. Mr. Michaelsen said that they are summer residents who purchased the property ten years ago. The property was condemned at the time, and they have been fixing it up over the intervening years. Mr. Michaelsen said that both he and his wife are nearing retirement and they hope to relocate to the island on a more year-round basis.

He noted that the first floor living space is quite small, about 768 sq. ft. There is also a $\frac{3}{4}$ story above. There is currently no basement, no attic, and no storage in the existing house. They would like to add a two-story 20 x 23-foot addition with a first-floor family room and second-story open storage. The addition would have a full basement. Also proposed are two decks and a small porch off the rear of the house. All proposed construction will meet the required setbacks.

Mr. Michaelsen explained that their son requires 6-hours a day of occupational therapy. There is no private space for him to use as he shares a bedroom with his brother. They would like to utilize the open space above the family room as a combination of storage and a place for occupational therapy. The space would be conditioned, but would be completely open. No plumbing is proposed in the addition.

Chairman Tomassian asked if there were any letters from town boards or departments. The assistant noted that the Board of Health had commented that the second floor space would likely need a deed restriction that would prohibit the space from being used as sleeping space.

Marshall Milner, an abutter at 55 Saddle Club Road, said he had no objection to the project.

As there was nothing to rebut, Mr. Tomassian closed the public portion of the hearing for discussion by the board. Mr. Pierce said that he had no concerns, as did Ms. Dolby and Ms. Grant.

Ms. Dolby 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, and one abutter had spoken in support of the project. She said she believed the addition was in scale with the property and did not think that it would negatively affect the neighborhood. She noted that the Board of Health will review the project as well and likely require a deed restriction.

Ms. Grant seconded the motion and voted to grant the decision for the same reasons.

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