

Case No. 61-21

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 Jerome D. & Maureen D. Scalfani for a special permit under section 10.1 G of the zoning bylaw to construct a garage/barn with storage above on a preexisting, nonconforming lot at 1 Enos Avenue, (Assr. Pcl. 34-74) 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.

Mr. & Mrs. Scalfani were both present. Mr. Scalfani began the presentation saying that they have owned the property for 20 years. They are both nearing retirement and plan to move to the island year-round. They are asking to build a garage with a storage loft above. Mr. Scalfani said that he is a mechanic and needs a place to store his tools. There will be no plumbing in the structure. The lot is just under ½ 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. There were none from town boards or 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. Grant said she thought the building was a good simple design

that fit in well with the neighborhood. Mr. Pierce and Ms. Livingston agreed, after confirming that there would be no plumbing in the structure.

Ms. Grant 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 garage/barn was in scale with the property and did not think that it would negatively affect the neighborhood.

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