

Case # 2-2022
Date Filed: 4 January 2022

DECISION OF THE ZONING BOARD OF APPEALS
ON THE REQUEST FOR A SPECIAL PERMIT

Owner/Applicant: the Edgartown Golf Club
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At a meeting held remotely via Zoom on Wednesday, 26 January 2022, the Edgartown Zoning Board of Appeals voted unanimously (5-0) to grant a special permit under sections 10.1 G and 10.3 f of the zoning bylaw to permit (1) the construction of a 5-bedroom duplex for employee housing, and (2) the rebuilding and expansion of the existing pro shop and the existing locker room as shown on the plans and elevations dated 14 December 21 by Squash Meadow Construction (duplex) and the sketches and floor plans of the proposed locker room and pro shop structures dated 22 January 2021. The property is located on a 50 + acre parcel at 100 Golf Club Road (Assessor's Map 13-5.111) in the R-60 Residential District.

FACTS:

1. For many years, the property has been used as a private, not-for-profit club, which is a conditionally permitted use in the R-60 Residential District. Any expansion requires a special permit under section 10.1 G.
2. Employee housing (staff apartments) requires a special permit under section 10.3 G.

FINDINGS:

1. The board found that the proposal will not be detrimental to the neighborhood: there were no objections to the proposal from town boards or departments or from any abutters. There is adequate land area to support the new dwelling and expanded club buildings.
2. There will be no change of use and the club has expressed no intention of providing formal meal or beverage service. Snacks and soft drinks will continue to be available for members.
3. The board finds the proposed addition of a second duplex for much needed staff housing to be a substantial benefit to the town.
4. The board finds that the proposed duplex complies with all conditions outlined in section 10.3 F.

This decision of the Board of Appeals and a record of proceedings are on file in the Zoning

Board office and in the office of the Town Clerk, Town Hall under Case No: 2-2022.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 2 February 2022. Appeals, if any, should be made pursuant to Section 17 of Chapter 40A of the Massachusetts General Laws and should be filed within 20 days of the filing of this decision in the office of the Town Clerk.

_____2022

I hereby certify that no appeal has been filed in the twenty-day period following the date of filing this decision.

Attest: _____