

Case No. 3-22
Date Filed: 4 January 2022

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 David L. & Judith A. Addazio for a special permit under section 10.1 G of the zoning bylaw to construct a one-story addition of approximately 400 s.f. on a preexisting, nonconforming lot at 8 Briarwood Drive (Assr. Pcl. 11-36) in the R-60 Residential District.

1. On 4 January 2022 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 7 January and 14 January 2022.
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, 26 January 2022 at 4:30 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chairman, Nancy Whipple, Pamela Dolby, Tom Pierce, and Robin Bray – alternate. Chairman Tomassian opened the meeting and explained the board's policies and procedures. He noted that the meeting is being held in compliance with both the Governor's order and the Open Meeting Law.

Applicant David Addazio made the presentation. Designer Geoff Thors was also present. Mr. Addazio told the board that he purchased the property back in 1995. In 2020 he and his wife moved to the island full-time. Over time they have made some improvements to the property, and would now like to add some additional space to the first floor: primarily a master bedroom suite, mudroom/entrance, and laundry. The existing first-floor bedroom will be converted to an office for Mr. Addazio, who works from home.

All the proposed additions meet setbacks; the only nonconformity is the size of the lot, which is .52 acres in a district where an acre and a half is required for a conforming lot.

Chairman Tomassian asked if there were any letters from town boards or departments. There were none. The assistant received a letter from Frank Marwica of 3 Willow Run, the property immediately to the south. [Mr. Marwica had some concerns about the location of the fence at the rear of the Addazio property and Mr. Addazio responded to those concerns prior to the meeting.] Mr. Marwica said that he was in favor of the proposal.

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

Mr. Pierce said he thought the addition was well thought out and in scale with the existing house as well as with the neighborhood.

Ms. Bray commented that the proposed addition was pretty conservative and will certainly improve the layout of the home. Ms. Whipple agreed.

Ms. Bray made a motion to grant the special permit saying that she believed the proposal was 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 or from any abutters. She said she believed that the project, as presented, would not have a negative effect on the neighborhood. She noted that the addition was a single-story and just over 400 s.f. and conformed to the necessary R-60 setbacks. She also noted that there will be no change in the overall number of bedrooms on the property, which will remain at three.

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

Ms. Dolby, Ms. Whipple, and Mr. Tomassian also voted, by roll-call vote, to approve the project for the same reasons and with the same condition. Motion carried: 5 – 0.

Respectfully submitted,

Lisa C. Morrison, Assistant