

Case No. 2-22
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 of the Edgartown Golf Club for a special permit under section 10.3 f & 10.1 G of the zoning bylaw to construct an additional duplex structure for staff housing and to rebuild and expand an existing pro shop and an existing locker room building. The property is located at 100 Golf Club Road (Assr. Pcl. 13-5.111) 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 4:15 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.

Mark Hess, general manager of the club, made the presentation. The club's current stock of employee housing includes: a 3/2-bedroom duplex, a 3-bedroom residence, and a 1-bedroom apartment. The club would like to add another 3/2-bedroom duplex adjacent to the existing employee housing.

Hess noted that the 3-bedroom unit of the proposed duplex is earmarked for a current employee and his family, and the 2-bedroom unit will be for two adult full-time or seasonal employees.

Also proposed is the complete replacement of the existing pro shop and locker room buildings. Both buildings are deteriorating and not worth repairing. The locker room was a

former 1948 Sears kit house and the pro shop a former chicken coop. The club would like to double the size of the existing 450 s.f. pro shop to 900 s.f. However the overall footprint will not change substantially as there is currently a large deck and seating area attached to the shop.

The locker room would increase in size from 540 s.f. to 572 s. f. Both buildings will have second floor viewing decks, which will increase the total height of each building by about 6-feet, from 14-feet to 20-feet.

Mr. Hess said there will be no change in use in either building – just more space. The club has no plans to offer formal food and beverage service and will continue to stock just soft drinks and snacks.

Chairman Tomassian asked if there were any letters from town boards or departments. There were none. There were no letters from abutters and no one in the audience who wished to comment either pro or con.

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

Mr. Tomassian commented that providing on-site employee housing is a terrific idea.

Mr. Pierce agreed and said that the golf club is the perfect neighbor.

Ms. Dolby said that she thinks the plan is both well thought out and attractive. She noted that the club is a very important to the town and that they do a lot for the community and for the high school. She says the club provides a real benefit to the town.

Ms. Whipple made a motion to approve the proposal as presented. She said 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 did not believe that the project would have a negative effect on the neighborhood. She said that the club had consistently been a good neighbor and that the addition of employee housing was a benefit to the town. She also commented that there was adequate area for the proposed new and expanded structures.

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

Ms. Bray, Mr. Pierce, 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