

Case No. 20-22
Application filed: 23 June 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 by Christian & Jessica Connors for a special permit under section 10.1 G of the zoning bylaw to convert an existing garage into a guest house, construct an addition to the main house, and construct a new garage with a detached bedroom above. The property is located at 20 Down Harbor Road (Assr. Pcl. 36-322) – a nonconforming 30,000 s.f. lot in the R-60 Residential District.

1. On 3 June 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 24 June and 1 July 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, 13 July 2022, the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chair, Nancy Whipple, Thomas 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.

Builder/General Contractor Gary BenDavid and Chris Alley from Schofield, Barbini & Hoehn were present for the applicants. Mr. Alley noted that the project meets all the required R-60 setbacks. The proposal involves constructing a 15'9" by 28' one-story addition to the main house, converting the existing garage to a guest house, and constructing a new garage with 399 s.f. detached bedroom above.

Mr. Alley noted that a new FAST (fixed activated sludge treatment) system has been approved by the Board of Health. Mr. Tomassian asked how the new garage will be accessed. Mr. Alley said that it will be accessed from the same 20-foot easement across property owned by the Down Harbor Association.

Mr. Tomassian asked how much of the lot will be covered by structure. Mr. Alley said that 84% of the lot will be open space.

Mr. Tomassian asked if there were any letters from town boards or departments. There were none. There were no letters from abutters or members of the public.

No one spoke in opposition to the project. As no rebuttal was necessary, Chairman Tomassian closed the public portion of the hearing for discussion by the board.

Ms. Grant asked about the rectangle off the rear of the new garage. Mr. Alley noted that it was a lean-to for storing a zodiac. It will have a roof, but will not be enclosed.

Ms. Livingston had a question about the breezeway, which appears to be enclosed space. Mr. BenDavid replied that he had discussed the breezeway with the building inspector, noting that there is no direct access between the detached bedroom on the second floor of the garage and the guest house.

Ms. Livingston made a motion to grant the special permit, saying that she believed the proposal to be in harmony with the general purpose and intent of the bylaw. She noted that there were no opponents to the project. She said she thought the design was well thought out and compatible with the neighborhood. She also noted that the proposed improvements meet all the setback requirements for the R-60 Residential District.

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

Ms. Whipple, Ms. Grant, and Mr. Tomassian also voted, by roll-call vote, to approve the project for the same reasons. Motion approved: 5 - 0.

Respectfully submitted,

Lisa C. Morrison, Assistant