

Case No. 19-22  
Application filed: 21 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 Margaret A. Littlejohn for a special permit under section 10.1 G of the zoning bylaw to reconstruct and expand a preexisting, nonconforming dwelling on a preexisting nonconforming lot located at 15 Mullen Way (Assr. Pcl. 29B-48) in the R-20 Residential District.

1. On 21 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, Carol Grant, 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.

Cali Rich, the applicant's daughter, was present representing her mother. Architect Dudley Cannada was also present. Ms. Rich said that her mother acquired the property about a year ago from Robbie Coad. She said that her mother is planning a renovation similar to the project she recently completed at 11 Mullen Way. She said that her mother's intention is to upgrade the cottage while, at the same time, preserving the character of the neighborhood. The current one-story structure has about 764 s.f. of living space, her mother would like to add a second story. The rebuilt structure will have a total of approximately 1300 s.f. of living space.

The current house is nonconforming with respect to the front and west side setbacks. Other than a window well and basement bulkhead, which are within the front setback, the new structure will not be any more nonconforming than the existing.

The existing one-story structure is 16 feet in height. The proposed two-story structure will be 24-feet in height, well below the 32-foot allowed in R-20 Residential District.

Mr. Tomassian asked if there were any letters from town boards or departments. There were no letters from town boards or departments. Letters of support were received from the following abutters: Pamela & David Young of 14 Mullen Way, Lana & Jan Greis of 96 Peases Point Way and 3 Mullen Way, Christopher Hall of 9 Mullen Way, Mike & Nellie Zedalis of 12 & 17 Mullen Way, Kelli Klauber of 20 Mullen Way, and Dennis & Elizabeth McAndrews of 102 Peases Point Way.

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

Ms. Livingston confirmed that other than the window well and the bulkhead, which are no closer than the existing 19-foot front setback, there will be no new incursions into any setbacks.

Ms. Grant 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 opponents to the project and much of the neighborhood wrote in support of the proposal. She said she thought the new design would fit with the character of the neighborhood. She also noted that, with the exception of the window well and basement bulkhead, the new structure will not increase the nonconformity.

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

Ms. Livingston, Ms. Whipple, 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