

Case No. 27-22

Application filed: 7 September 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 Michael M. & Janine Smith for a special permit under Section 10.1 G of the zoning bylaw to (a) remove an existing enclosed porch and bath and construct a new bath and enclosed rear stairway, (b) construct a new bay window, and (c) construct a new full basement with additional living space including a bedroom and bath. The property is located at 37 School Street (Assr. Pcl. 20D-137) on a nonconforming lot in the R-5 Residential District.

1. On 28 September 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 9 September and 16 September 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, 28 September 2022, the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chair, Carol Grant, Robin Bray - alternate, Thomas Pierce, and Pam Dolby.

Mr. Tomassian opened the hearing and read the necessary requirements for conducting remote meetings in compliance with both the Governor's order and the Open Meeting Law.

Patrick Ahearn and Peter Fletcher were present for the applicants. Mr. Ahearn said that the proposal involves removing a decades old small addition at the rear of the building and replacing it with a new addition with a net increase of 25 s.f. Mr. Ahearn said that the existing addition is not insulated and is poorly built. The new addition will conform architecturally with the existing house. A new bay window will be constructed, similar to the existing, French doors and a side door will be added and some of the windows will be relocated. All these changes were unanimously approved by the Historic District Commission.

In order to put in a new foundation, the structure will be raised off the existing foundation, which Mr. Ahearn described as 'cistern like,' and then the structure will be replaced on the new foundation. There will be no change in ridge height. Likewise, the front and right-side façade will be unchanged.

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

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

Ms. Dolby said she thought it a very attractive plan that will be an improvement. She noted that there was no increase in scale or massing and said that she has no issues with the project.

Mr. Tomassian concurred and said that initially he was concerned about changing the mass of the existing house, but was glad to see that it is a modest proposal that will upgrade but not significantly alter the structure.

Whipple said that she visited the site and believes that the addition fits with the neighborhood and will not overburden the quarter-acre lot.

Ms. Bray agreed and said that she has no issues with the project.

Ms. Dolby made a motion to approve the project as presented, saying that she found the proposal to be in harmony with the general purpose and intent of the bylaw. She noted that there was no opposition to the proposal from anyone. She said she believed the project is in scale with the neighborhood and will not overburden the lot in any way. She noted that the cottage has been around since the 1800s and is architecturally significant. She said she was glad to see it upgraded and preserved.

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

Ms. Bray, Mr. Tomassian, and Mr. Pierce also voted to grant the special permit for the same reasons.

Motion approved: 5 – 0.

Respectfully submitted,

Lisa C. Morrison, Assistant