

Case No. 33-22

Application filed: 27 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 Joseph M. & Sarah E. Cronin for a special permit under section 10.1 G of the zoning bylaw to construct a 370 s.f. sunroom addition and a 70 s.f. mudroom addition. The property is located on a preexisting, nonconforming lot at 11 Cottle Lane (Assr. Pcl. 20D-72) in the R-5 Residential District.

1. On 27 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 30 September and 7 October 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, 19 October 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 Pam Dolby. 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.

Attorney Robert Moriarty and designer Hilary Grannis were present for the applicant. Mr. Moriarty explained that the one-story sunroom addition will be located to the right of the existing dwelling. The applicant is also proposing to reconstruct the existing one-story wing on the left side of the house, which was rather poorly constructed. The project has been reviewed and approved by the Historic District Commission. The window configuration at the front of the house will be altered somewhat, which is not a zoning concern.

The total existing lot coverage is 18%; after the additions the lot coverage will be 24%. The existing house has a total square footage of 1629 s.f.; after the additions it will have 2041 s.f., for a net gain of 412 s.f.

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

There was no one in the audience who wished to comment either for or against the application.

As no rebuttal was necessary, Mr. Tomassian closed the public portion of the hearing for discussion by the board.

No one had any questions or concerns.

Ms. Grant said she thought it was a very attractive plan and made a motion to grant the special permit. 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 opponents to the project. She said the additions were small in scale and she believed that they will enhance the appearance of the existing structure. She said that the additions would not over burden the lot and noted that they complied with the R-5 setbacks and height restrictions.

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

Mr. Pierce, 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