

Case No. 7-23

Application filed: 21 March 2023

### 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 relating to the request by Michele Casavant under section 10.1 G of the zoning bylaw to construct a detached 20' x 30' garage on a preexisting, nonconforming lot located at 42 Enos Avenue (Assr. Pcl. 34-171) in the R-120 Residential District.

1. On 21 March 2023 the hearing notice, 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 the 24 March and 31 March 2023.
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, 12 April 2023, the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chair, Nancy Whipple, Pam Dolby, 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.

Ms. Casavant explained that her current house has limited storage, just a crawl space. She explained that her bedroom is currently in the attic and is accessed by a set of very steep stairs. She said that the original garage had been turned into a bedroom with an adjacent storage and office space. She said she would like to move to the first floor bedroom and turn the storage area into a master bath. The second floor of the new garage would be used exclusively for storage. No plumbing or heating is proposed and the structure will meet all the necessary setbacks and height restrictions. Ms. Casavant said that there will be no change in the number of bedrooms, which remains at three.

Mr. Tomassian asked if there were any letters from town boards or departments. There were none. Three letters of support were received from Linda Talbot of 15 Waqua Avenue, Dave & Colleen Picard of 13 Sea Avenue, and Ed & Betty Trider of 21 Pocha Avenue. All were in favor of the project. There was no one in the audience who wished to comment either pro or con.

Mr. Tomassian then closed the public portion of the hearing for discussion by the board.

None of the members had any questions or concerns. Mr. Pierce made a motion to approve the project as presented. He said he believed that the project is in harmony with the general purpose and intent of the bylaw. He said he did not believe that the garage would have a negative effect on the neighborhood and noted that three abutters had written in support. He said he believed that the ½-acre lot was large enough to support the development.

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

Mr. Tomassian, Ms. Livingston, and Ms. Dolby also voted to approve the project for the same reasons.

Motion unanimously approved: 5-0.

Respectfully submitted,

Lisa C. Morrison, Assistant