

Case No. 21-23
Application filed: 21 June 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 Robyn L. Birdwell & Mark S. Fixley under section 10.1 G of the zoning bylaw to remove a one-car, one-story garage and construct a two-car, one-story garage on a preexisting, nonconforming lot located at 249 West Tisbury Road, Assessor's Parcel 28-10 in the R-20 Residential District.

1. On 21 June 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 23rd and 30th of June 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 and abutters to abutters 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 July 2023, the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chair, Pam Dolby, Nancy Whipple, 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.

Taylor Pierce of TC Pierce Enterprises was present for the applicant. Mr. Pierce noted that the lot is nonconforming in the R-20 District as the lot is less than ½ an acre. The lot is .40 of an acre. The existing garage is approximately 12 by 24 with a 12 x 3 attached shed. The new shed will be 24 x 24 with a ridge height of approximately 16-feet. The structure will be in the same location as the original garage and will conform to all setbacks.

There will be no plumbing or heat in the garage, but there will be electricity generated by solar panels on the roof that will power the electric cars.

Mr. Tomassian asked if there were any letters from town boards or departments. There were not. There were no letters from abutters either pro or con and there was no one in the audience with questions or comments.

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

Ms. Grant said that this appears to be a very modest proposal. None of the members had any questions or concerns.

Ms. Grant made a motion to approve the project as presented. She said she found the project to be in harmony with the general purpose and intent of the bylaw. There are similarly sized lots in the neighborhood with detached garages. She noted that the project meets all the necessary setbacks and height restrictions. She noted that there were no objections to the project from any abutters or town boards and said she believes the project will not be detrimental to the neighborhood.

Ms. Whipple seconded the motion and voted to approve the project for the same reasons.

Mr. Tomassian, Ms. Livingston and Ms. Dolby also voted to approve the project for the same reasons and with the same conditions. Unanimously approved 5 to 0.

Respectfully submitted,

Lisa C. Morrison, Assistant