

Case No. 25-23
Application filed: 1 August 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 Celia A. Colbert & Frederick J. Watts for a special permit under 10.1 G of the zoning bylaw to (1) rebuild an existing nonconforming entry deck and (2) to construct a minor addition to a preexisting, nonconforming structure located at 8 Plains Court (Assr. Pcl 45-16.54)) in R-60 Residential District.

1. On 23 August 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 4th and 11th of August 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, 9 August 2023, the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chair, Nancy Whipple, Carol Grant, Thomas Pierce 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.

Chuck Sullivan of Sullivan & Associates was present for the applicant. The owner, Celia Colbert was also present. Mr. Sullivan showed the board a photograph of the existing house, and explained that the applicants would like to rebuild and enclose part of the existing entry to make a small mudroom and reorient the stairs. The house is nonconforming with respect to both the front and rear setbacks. The front of the existing house is 29-feet from the front boundary on a cul de sac; the new entry stairs will also be 29-feet from the front boundary.

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

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

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

Mr. Pierce said he doesn't see any problems with the proposal. The new entry will not be more nonconforming than the existing house and will not have any effect on the neighborhood.

Ms. Dolby agreed.

Ms. Dolby made a motion to approve the project as presented, saying that he believed it was in harmony with the general purpose and intent of the bylaw. He noted that there were no objections to the project from town boards or departments or from any abutters. He said it was a very minor addition, predominantly within the footprint of the existing entry way. She said she believes that the project improves the appearance of the house as well.

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

Mr. Tomassian, Mr. Pierce, and Ms. Whipple also voted to approve the project for the same reasons. Unanimously approved 5 to 0.

Respectfully submitted,

Lisa C. Morrison, Assistant