

Case No. 33-23
Application filed: 5 September 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 Eugene J. Grady & Rachel R. Echeverz for a special permit under section 10.1 G of the zoning bylaw to construct a detached garage with one-bedroom apartment above on a preexisting, nonconforming lot located at 5 Westminster Court, Assr. Pcl. 10-99.23 in the R-60 Residential District.

1. On 5 September 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 8th and 15th of September 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, 27 September 2023, the hearing was opened and held via Zoom. The following board members were in attendance: Pam Dolby – Acting Chair, Nancy Whipple, Thomas Pierce, Gerry Conover – alternate, and Robin Bray – alternate. The chair 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.

Cody Continho from Vineyard Land Surveying & Engineering was present for the applicants. Mr. Continho said that the proposal is to remove one-bedroom from the existing four-bedroom house and construct a detached garage with a one-bedroom apartment above for a family member. The apartment will be approximately 576 s.f. and a septic tie-in was approved by the Board of Health on 29 June 2023. Mr. Continho said that the proposal meets all setbacks and height restrictions. The garage will have its own driveway off Windsor Drive.

Ms. Dolby asked if there were any letters from town boards or departments or from any abutters. There were none.

There was no one in the audience who wished to comment either pro or con.

As there was nothing to rebut, Ms. Dolby closed the public portion of the hearing for discussion by the board.

No one had any questions or concerns.

Ms. Bray made a motion to approve the project as presented, saying that she found the project to be in harmony with the general purpose and intent of the bylaw. She noted that there were no objections to the proposal from town boards or departments or from any abutters. She said she believed the project was consistent with other developments in the neighborhood would not have a negative effect.

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

Ms. Dolby, Mr. Conover, and Mr. Pierce also voted to approve the project for the same reasons. .

Unanimously approved 5 to 0.

Respectfully submitted,

Lisa C. Morrison, Assistant