

Case No. 39-23
Application filed: 18 October 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 Piper 55 Slough Cove LLC, Shannon & David Gray, for a special permit under section 10.1 G of the zoning bylaw to construct a 20 x 24 two-story garage with office space above on an existing, nonconforming lot at 87 Slough Cove Road, Assr. Pcl. 44-16.17 in the R-60 Residential District.

1. On 18 October 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 20th and 27th of October 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, 8 November 2023, the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chairman, Carol Grant, Thomas Pierce, Pamela Dolby, 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.

Michael Calheta, builder, was present for the applicants. Mr. Calheta explained the plans, noting that all proposed construction meet both the setback and the height requirements. He said that there was already a deed restriction on file at the registry, which prohibits using the second floor space as 'any type of bedroom or sleeping quarters.'

In addition to the office, the second floor will also have a half-bath. The applicants are also planning to put a washer and dryer on the first floor of the garage.

Mr. Tomassian asked if there were any letters from town boards or departments. There were none. There were no letters from abutters or from other members of the public. There was no one in the audience who wished to comment either for or against the proposal.

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

Mr. Pierce commented that the project seems pretty straight forward, noting that the only reason the project is before the board is because the lot is undersized: a half-acre where an acre and a half comprises a conforming lot in the R-60 Residential District. It is surrounded by lots of a similar size, many of which have garages.

Ms. Grant asked why a washer and dryer were located on the first floor of the garage. Mr. Calheta replied that the house is often rented in season, and the garage laundry will be used as an auxiliary, primarily to wash linens and towels during turnover.

Ms. Livingston made a motion to approve the project as presented. She said she found it to be in harmony with the general purpose and intent of the bylaw. She noted that there were no objections to the project from any abutters, town boards, or members of the public.

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

Ms. Grant, Mr. Pierce, and Mr. Tomassian also voted to approve the project for the same reasons.

Unanimously approved 5 to 0.

Respectfully submitted,

Lisa C. Morrison, Assistant