

Case No.1-24  
Date Filed: 8 January 2024

## 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 pertaining to the request by Christopher J. & Christine M. Cowan for a special permit under section 10.1 G of the zoning bylaw to construct additions to a preexisting, nonconforming structure on a preexisting, nonconforming lot located at 8 Crocker Drive (Assr. Pcl. 36-115) in the R-60 Residential District. The additions include a second floor master suite, a first floor combined pantry/laundry and half-bath, as well as a minor addition to the kitchen.

1. On 8 January 2024 the application, 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 12<sup>th</sup> and 19<sup>th</sup> of January 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, 31 January 2024 at 4:00 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian - Chairman, Pam Dolby, Carol Grant, Thomas Pierce, and Nancy Whipple.

Doug Best of D. Best Construction made the presentation. Mr. & Mrs. Cowan were also in attendance. Mr. Best noted that the house has been in the family for 45 years. He explained that the Cowans are hoping to spend more time on the Vineyard and are looking to upgrade the home. Much of the infrastructure needs to be replaced. There is currently only one bathroom and a small, outdated kitchen. Both Mr. & Mrs. Cowan work from home, so they are also looking for some dedicated office space.

Mr. Best noted that the change in the footprint will be only 234 s.f. The kitchen addition will add approximately 62 s.f. and the addition off the existing garage will add 172 s.f. The second floor master suite will be 560 s.f. The existing house has 1404 s.f. of living space,

the new house will have 2208 s.f. of living space, an increase of approximately 800 s.f.

Mr. Best commented that this is a fairly modest addition, especially when compared to the structures across the street at the Field Club.

Mr. Tomassian asked if there were any letters from town boards or departments. There were none. Letters of support and approval were received from eight direct abutters: Alexander, Brosens, Sokolik, McGuire, Bakke, Francis, Scrogin, and White.

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

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

Ms. Grant asked if the second floor additions were only above the garage. Mr. Best replied that the house would remain one-story, except above the garage. Ms. Grant said that it appeared to be a modest addition and that she was impressed by the amount of support from the abutters.

Ms. Dolby said that she had no objections to the proposal.

There were no additional comments or concerns from the board.

Ms. Grant made a motion to grant the special permit saying she found the proposal to be in harmony with the general purpose and intent of the bylaw. She said she found the site appropriate and noted that the project met with significant abutter approval. She also noted that the proposed additions did not create a new nonconformity, only extended an existing nonconformity by a few feet. She also commented that there were no objections from town boards or departments.

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

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

Unanimously approved by roll-call vote: 5 - 0.

Respectfully submitted,

Lisa C. Morrison, Assistant