

Case No. 6-24
Date Filed: 29 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 for a special permit by Leslie Floyd for a special permit to convert an existing structure to a guest house and construct a new primary dwelling under section 2.4 B 2 of the zoning bylaw. The property is located on a nonconforming 1.7 acre lot at 6 Tom's Neck Farm Road (Assr. Pcl. 32-1.126) in the R-120 Residential District.

1. On 29 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 2nd and 9th of February 2024.
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, 21 February 2024 at 4:30 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Pam Dolby - acting chair, Carol Grant, Nancy Whipple, and alternates Gerry Conover and Robin Bray.

Architect Joseph Schott was present for the applicant, Leslie Floyd, who was also in attendance. Mr. Schott began the presentation showing a 1969 photograph of the circa 1740 farm house. Mr. Schott said that the intent is to remove the 'modern' additions to the farm house and return it to its original configuration. The second floor of the farm house will house the new mechanicals and HVAC systems and will not be used as living space. The first floor of the farm house will be used as a one-bedroom 890 s.f. guest house.

Mr. Schott then explained that the new structures will be located behind the farm house, preserving the view from Dike Road. The Building Inspector has determined that the section of property abutting Tom's Neck Farm Road is the front yard setback. The new

structures are well over 100-feet from the front setback and comply with all side and rear setbacks.

The new main house will have two-bedrooms and 2475 s.f. of living space. It is designed to resemble a barn and will preserve the rural nature of the property. The two-story garage will have a 400 s.f. detached bedroom on the second floor. The total number of bedrooms on the 1.7 acre parcel will be four.

Ms. Dolby asked if there were any letters from town boards or departments. There were none. Letters of support from direct abutters Mark Killian and Ann Floyd, both of 8 Tom's Neck Farm Road, were read. Ms. Floyd said that she was in favor of restoring the farm house to its original configuration while at the same time providing Leslie with a new main house for her and her family. Mr. Killian praised the plan for preserving the character of the farm.

Patricia Floyd , another abutter, also spoke in favor of the project. She also forwarded two additional letters of support from members of the Tom's Neck Farm Association: Camille & James Colantonio and Carol & Mike Kurkulonis.

There were no letters of objection and no others in the audience who wished to comment either pro or con. As there was no need for any rebuttal, Ms. Dolby closed the public portion of the hearing for discussion by the members.

Ms. Grant had a question about the elevations of the new structures. Mr. Schott referred to plans A-06, A-09 & A-10 of the drawing set. All structures are below the 26-foot height limit on Chappaquiddick.

Ms. Whipple made a motion to grant the special permit, saying she believed that it was in harmony with the general purpose and intent of the bylaw and appropriate for the neighborhood. She noted that several direct abutters wrote in support of the project. She said she found that the proposed new construction will not be objectionable to the neighborhood and praised the applicant for maintaining the view from Dike Road and the rural character of the property.

Ms. Grant seconded the motion and voted in favor of the project.

Mr. Conover, Ms. Bray, and Ms. Dolby also voted to grant the permit.

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

Respectfully submitted,

Lisa C. Morrison, Assistant