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*Town of Edgartown
Zoning Board of Appeals
Post Office Box 5130
Edgartown, Massachusetts 02539*

Case No. 7-24
Date Filed: 14 February 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 under section 10.1 G of the zoning bylaw by Paul R. Ulyatt & Patricia Culkins to construct an 872 s.f. guest house on a preexisting, nonconforming .91-acre lot at 65 Whaler's Walk (Assr. Pcl. 22-13) in the R-60 Residential District.

1. On 14 February 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 16th and 23rd 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, 6 March 2024 at 4:00 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Carol Grant – acting chair, Nancy Whipple, Thomas Pierce, and alternates Gerry Conover and Julia Livingston.

Paul Ulyatt made the presentation. Patricia Culkins was also present. Mr. Ulyatt noted that they have owned the property for 22 years. They are hoping to build a one-story, one-bedroom guest house. The house will be 18' 6" high and will mimic the style and orientation of the main house and will also have a farmer's porch. Mr. Ulyatt said that the proposed structure complies with all the necessary R-60 setbacks and height restrictions.

Mr. Conover asked if the structure will have a basement. Mr. Ulyatt replied that it will have a crawl space.

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

A letter of support from John Naughton, president of the Edgartown Meadows Road Association was read. Mr. Naughton said that the project was in line with other similar projects in the neighborhood.

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

Mr. Pierce said that the project seems straightforward and reasonably simple. He said he was impressed with what the Ulyatts were able to fit in 872 s.f.

Ms. Livingston agreed and said that the project looks fine and that she has no questions or concerns.

Mr. Conover and Ms. Whipple agreed.

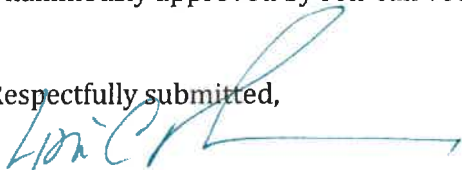
Ms. Whipple made a motion to approve the special permit, saying she believed that it was in harmony with the general purpose and intent of the bylaw and appropriate for the neighborhood. She noted that the president of the homeowner's association had written in support and that there were no objections from any abutters or other members of the public. She said she believed the lot had adequate area for the development and noted that there were other guest houses in the area. She said she did not believe that the project would be in any way detrimental to the neighborhood.

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

Mr. Conover, Mr. Pierce, and Ms. Grant also voted to grant the permit.

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

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Lisa C. Morrison', with a long horizontal flourish extending to the right.

Lisa C. Morrison, Assistant