

Case No. 12-24
Date Filed: 1 April 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 by Eliedson DaSilva . The project involves the construction of a 22 x 17 one-story addition on a preexisting, nonconforming lot located at 52 Tenth Street North (Assr. Pcl. 11A-253) in the R-20 Residential District.

1. On 1 April 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 5th and 12th of April 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, 24 April 2024 at 4:00 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chair, Carol Grant, Nancy Whipple, Tom Pierce, and Robin Bray, alternate.

Mr. DaSilva said he has lived on the property for 12 years. He is hoping to build a new bedroom with bath, laundry, and a small addition to the kitchen. The existing one-story house is has approximately 600 s.f. of living space. Mr. DaSilva said that he is just hoping for a little more room. The project has been reviewed by the Board of Health . The existing house has two bedrooms; the septic system was designed to handle three.

Mr. Tomassian asked if the existing basement was finished space. Mr. DaSilva replied that the basement is unfinished.

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.

Elizabeth & Joseph Cosgrove of 57 Ninth Street (direct abutters on both the rear and to the north) spoke in favor of the project. They said that Mr. DaSilva was a terrific neighbor who was a good steward of the property.

There was no one in the audience with any concerns. As there was no need for any rebuttal, Mr. Tomassian closed the public portion of the hearing for discussion by the members.

Mr. Pierce asked if there would be a full foundation under the addition. Mr. DaSilva said that originally they had proposed a full foundation, but are now proposing a crawl space because of the proximity of the leaching field. Mr. Pierce noted that the site plan still indicates a full foundation. Mr. DaSilva said that he would supply the office with a revised plan.

Ms. Grant said that she had no problem with the proposal, especially since the direct abutters were in favor of the project.

Ms. Bray agreed, noting that the proposal was consistent with the bylaw and conformed to setbacks.

Ms. Whipple had no concerns.

Mr. Pierce made a motion to approve the project as proposed, noting that the addition is in character with the neighborhood, and approved by the nearest abutter.

Ms. Whipple seconded the motion and voted to approve the project as presented.

Ms. Grant, Ms. Bray, and Mr. Tomassian also voted to approve the project as presented.

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

Respectfully submitted,

Lisa C. Morrison, Assistant