

Case No. 16-24  
Date Filed: 30 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 of the Edgartown Zoning Bylaw by Richard H. Linton, Jr. & Holly Linton. The project involves the construction of a two-story addition to an existing dwelling - consisting of an attached garage, great room, and two additional bedrooms above. The property is located on a preexisting, nonconforming .92-acre lot at 64 Whaler's Walk (Assr. Pcl. 21-97) in the R-60 Residential District.

1. On 30 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 3<sup>rd</sup> and 10<sup>th</sup> of May 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, 22 May 2024 at 5:00 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 Pamela Dolby, alternate.

Mike Calheta, contractor, made the presentation for the applicants. Mr. Calheta reviewed the plans with the board: the first floor of the addition will consist primarily of a great room with a cathedral ceiling and an 860 s.f. attached garage and two storage rooms. The second floor will consist of two additional bedrooms, a sitting room, office, coffee bar, and laundry. The first floor will have an additional 1035 s.f. of living space; the second floor will have an additional 1171 s.f. of living space.

Mr. Tomassian asked for the existing square footage. Mr. Calheta replied that the living space in the existing house is approximately 2300 s.f. Mr. Tomassian noted that the applicants are asking to basically double their living space by adding 2206 s.f. The garage and storage areas bring the total square footage of the addition to approximately 3200 s.f.

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

As no rebuttal was needed, Mr. Tomassian closed the public portion of the hearing for discussion by the members.

Ms. Grant asked about the number of bedrooms and whether the property was on town sewer. Mr. Calheta said that there are currently five bedrooms in the existing house, but that not all of them are used as bedrooms. There is a room on the first floor that is used as a den, but is counted as a bedroom. There is also a room in the basement that is used for storage, but it too is counted as a bedroom by the board of health. The total number of bedrooms will increase from five to seven. The wastewater department has approved the increase.

Ms. Grant asked about the coffee bar on the second floor. She asked if it had a stove. Mr. Calheta said that it was not a kitchen and did not have a stove.

Mr. Pierce said that he thought it was a well designed project and made a motion to grant the special permit, noting that all the construction met the necessary setbacks and height restrictions. He also noted that there were no objections from abutters, town departments, or members of the public. He said he found the project to be in harmony with the general purpose and intent of the bylaw and said he did not believe that the construction would have a negative effect on the neighborhood.

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

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

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

Respectfully submitted,

Lisa C. Morrison, Assistant