

Case No. 22-24  
Date Filed: 9 July 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 relating to the request by Janet DiGregorio & John Mancini for a special permit under section 10.1 G of the zoning bylaw to construct a 14 x 30 in-ground pool and 24 x 24 pool cabana. The property is located on a preexisting, nonconforming .5-acre lot at 19 Sparrow Lane (Assr. Pcl. 10-63) in the R-60 Residential District.

1. On 9 July 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 July, 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, 31 July 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. Chairman Tomassian opened the meeting and explained the board's procedures.

Mr. Mancini made the presentation. He said that he and his wife bought the property a few years ago and are in the process of building a year-round home. He said they have a large family and would like to install a pool for family use – especially for their grandchildren.

Mr. Tomassian asked if there were any letters from town boards or departments. There were none. The assistant said that the direct abutter to the east, Gertrude Ulmer of 21 Sparrow Lane had called the office and said that she was in favor of both pool and the cabana. There were no letters from abutters or other members of the public, and no one in the audience who wished to comment either for or against the proposal.

As there was nothing to rebut, Mr. Tomassian then closed the public portion of the hearing for discussion by the board.

Ms. Grant asked about the area in the cabana labeled 'sitting room,' noting that, on the plan, all the seating seemed to be on the covered patio.

Mr. Mancini replied that he will probably put a sofa in there and a television. He said that the cabana will only be used in the summer.

It was also noted that the pool equipment will be located inside the cabana, but with access only from the exterior.

Ms. Dolby made a motion to grant the special permit, saying that she believed the project was in harmony with the general purpose and intent of the bylaw. She noted that there were other pools in the neighborhood and that the project met all setback and height requirements of the R-60 Residential District. She said she thought the pool house was a simple structure. She also noted that there were no objections to the proposal from any abutters and that one direct abutter had called the office and offered her support. She said she did not believe that the project would have an adverse effect on the neighborhood.

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

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

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

Respectfully submitted,

Lisa C. Morrison, Assistant