

Case No. 25-24
Date Filed: 15 October 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 Joel & Susan Freedman for a special permit under section 10.1 G of the zoning bylaw to construct an addition to an existing residence by adding a second floor to the existing attached garage. The property is located on a preexisting, nonconforming .63-acre lot at 16 By Lot Circle (Assr. Pcl. 51-34) in the R-60 Residential District.

1. On 15 October 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 October 18th and 25th.
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 November 2024 at 4:15 p.m. the hearing was held via Zoom. The following board members were in attendance: Martin Tomassian - Chairman, Pam Dolby, Carol Grant, Nancy Whipple, and Robin Bray – alternate. Chairman Tomassian opened the meeting and explained the board's procedures.

Taylor Pierce was present for the applicants, who were also in attendance. Mr. Pierce explained that the applicants would like to convert space above the garage to a bedroom and sitting area for an adult daughter. There will be no change in the footprint and the project has been approved by the Board of Health. There will be no net increase in the number of bedrooms, which will remain at four. The smaller of the three downstairs bedrooms will be converted to an office.

Chairman Tomassian asked if there were any letters from town boards or departments. There were none. There were two letters of support from two sets of direct abutters: Mr. & Mrs. Devaney of 18 Bay Lot Circle and David Dobies of 13 Katama Point Road. There was no one in the audience who wished to speak against the project. Mr. Tomassian then closed the public portion of the hearing for discussion by the board.

No one on the board had any questions or concerns. Ms. Bray made a motion to approve the project as presented noting that the application conforms to the general purpose and intent of the bylaw. She also noted that there were no objections to the proposal from abutters or any other member of the public. She commented that the project would not change the total number of bedrooms on the

property. She proposed the following condition: A deed restriction prohibiting the new first floor office to be used as sleeping space will be recorded in the Registry of Deeds along with the decision.

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

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

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

Respectfully submitted,

Lisa C. Morrison, Assistant