

Case No. 31-24
Date Filed: 30 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 Peter & Tenley Callaghan for a special permit under section 10.1 G of the zoning bylaw to construct a one-story bedroom addition to an existing residence on a preexisting, nonconforming 1-acre lot at 321 Chappaquiddick Road (Assr. Pcl. 34-209) in the R-120 Residential District.

1. On 30 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 November 1st and 18th 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, 20 November 2024 at 4:00 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 Thomas Pierce. Chairman Tomassian opened the meeting and explained the board's procedures.

Architect Chuck Sullivan made the presentation. Mr. Sullivan reviewed the plans with the board, noting that the house is located in the center of the lot and meets all the required R-120 setbacks, as will the proposed addition. The one-story addition will consist of a 654 s.f. primary bedroom, a walk-in closet, and a bath. The applicants also propose to add solar panels to the addition as well as to the existing house.

The current house has three bedrooms: one on the main floor and two on the second. The existing main floor bedroom will be converted to an office and the total number of bedrooms in the house will remain at three.

Chairman Tomassian asked if there were any letters from town boards or departments. There were none. There were no letters from abutters or other members of the public and no one in the audience who wished to speak either for or against the plan. Mr. Tomassian then closed the public portion of the hearing for discussion by the board.

Ms. Grant said she thought it was an attractive addition. Ms. Dolby agreed and made a motion to approve the project as presented. She said she believed the project was in harmony with the general

purpose and intent of the bylaw. She commented that there were no concerns from abutters or town boards and noted that the total number of bedrooms was not changed.

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

Ms. Whipple, Mr. Pierce, and Mr. Tomassian also voted to grant the special permit for the same reasons. Unanimously approved by roll-call vote: 5 - 0.

Respectfully submitted,

Lisa C. Morrison, Assistant