

Case No. 32-24  
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 Pamela Findlay for a special permit under section 10.1 G of the zoning bylaw to construct a detached bedroom attached to an existing garage on a preexisting, nonconforming .19-acre lot at 6 Cummings Way (Assr. Pcl. 29B-39) in the R-5 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 1<sup>st</sup> and 18<sup>th</sup> 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 4:15 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 Thomas Pierce. Chairman Tomassian opened the meeting and explained the board's procedures.

Architect Jenny Young made the presentation. Ms. Young reviewed the plans with the board, noting that the existing three-bedroom house was built in 1927. In 1980 a small bath house was added to the garage, which was used occasionally as an unheated bedroom and bath. The applicant would like to demolish the bath house and deck and construct a detached bedroom that could be used year-round.

Ms. Young said that the existing garage is preexisting, nonconforming. However the new bedroom will meet the setbacks. There will be no change to the existing garage. The existing propane tanks will be relocated.

Ms. Young showed the board a set of renderings illustrating that the detached bedroom will be barely visible from the public view. It was also noted that the property is on sewer.

Chairman Tomassian asked if there were any letters from town boards or departments. There were none. A letter from direct abutter Michael Long of 5 Cummings Way was read. Mr. Long said he had no objections to the proposal. There were no additional 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 asked if this was a special permit or a variance, noting that an accompanying narrative mentioned both 'variance' and 'special permit.' The assistant confirmed that the application is for a special permit, not a variance.

Chairman Tomassian said he thought the design would fit in well with the neighborhood as well as with the existing building.

Ms. Grant 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 a direct abutter had written in support of the project and there were no concerns from abutters or town boards. She noted that the addition meets all setbacks and height restrictions and fits with the site.

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

Ms. Dolby, 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