

**Zoning Board of Appeals
Minutes
October 11, 2011**

The meeting was called to order by Chair Ramsdell at 7:15pm.

1) In attendance: Rob Ciampitti (7:25pm), Charles Ciovacco, Jamie Pennington, Ed Ramsdell

Absent: Duncan LaBay, Nat Coughlin, Sean Leonard

2) Business Meeting

a) Minutes of August 23, 2011

Move to next meeting.

b) Minutes of Sept. 13, 2011

Motion to approve the minutes of Sept. 13, 2011 as revised by Mr. Pennington, and seconded by Mr. Ciovacco. Motion approved.

Votes:

Mr. Ciovacco: yes

Mr. Pennington: yes

Mr. Ramsdell: yes

3) Public Hearings

a) Gregory and Melanie Waldman

454 Merrimac Street

Special Permit: add a 10'x11' bedroom expansion to a pre-existing non-conforming home

Chair Ramsdell read the public notice aloud.

Michael Redgate spoke for the Waldmans. They have a small-bump out they wish to remodel and add a 2nd bedroom approximately 10x11 above. The foundation and first floor are pre-existing and non-conforming. This addition does not intensify the non-conformities. It will make the house more architecturally complete. This is a fairly cut and dry renovation.

In favor:

none

Opposed:

None

Responses from applicant are in CAPITAL LETTERS.

Questions:

Mr. Pennington noted that the homeowner's signature is not on any documents, nor the letter to the Building Commissioner. MR. REDGATE ASKED IF THE BOARD WOULD LIKE HIM TO GET THE SIGNATURES THEN AS THE OWNERS WERE AT HOME The board would want them to come to the planning office to sign the paperwork. Mr. Pennington asked if they are just using the existing found? YES. Mr. Pennington asked if they will match the height of the eaves? NEW CONTINUATION, IT WILL ALL BE ONE WHEN COMPLETE. IT WILL DROP 18". Mr. Ciampitti asked what the material choices and style were as they are not listed on the elevation. MATCH CEDAR SIDING.

Deliberations:

Mr. Ciampitti stated that it is an appropriate request, the application is consistent with the neighborhood. He noted it is not major request and is in support of it.

Mr Pennington concurred, and said it was very thorough and clear to see what they are doing. A positive reaction from abutters speaks to the neighborhood is in support of it.

Mr. Ramsdell concurred with both comments.

Mr. Ciampitti motioned to approve the special permit for non-conformities with the condition the homeowners sign the original documents in the planning office. Seconded by Mr. Ciovacco. Four affirm.

Votes:

Mr. Ciampitti: yes

Mr. Ciovacco: yes

Mr. Pennington: yes

Mr. Ramsdell: yes

b). Concordian Homes, Inc.

28 Hancock Street

Spec. Permit for non-conforming: add more than 500 sf per unit to a two-family on a lot with pre-existing non-conforming frontage and lot area

Chair Ramsdell read the public notice aloud.

Everett Chandler with Design Consultants spoke. They are requesting to demolition and re-build a two-family. They had originally desired to repair the structure but were advised it was not in condition for repair. They worked extensively to try to save it and no one would attempt it so they decided to go this route. Set of drawings included.

Responses from applicant are in CAPITAL LETTERS.

In favor:

Russell Gorley, 17 Chestnut Street, direct abutter. The property has been in poor repair. He thinks it will be improvement for the neighborhood and the square footage seems to be in conformity with most townhouses in town. He questioned the plot plan and setbacks and wanted to know if it will conform to the streetscape. IT WILL COME BACK TO COMPLIANCE

WITH FRONT AND SIDE SETBACKS. What will the height be? THE REQUIREMENT IS UNDER 34 FT AND IT WILL BE HIGHER AT 26'9" BUT UNDER THE ALLOWED 34 FT.

Paul Goldberg 19 Chestnut, direct abutter behind home.

Everyone is going to be really happy when it will be done. Concerned about all the trash in the driveway. THAT WAS THERE BEFORE HAND. THE APPLICANT HAS SPENT \$20,000 TRYING TO SAVE THE BUILDING.

Opposed:

None

Questions:

Mr. Ramsdell asked I f they have spoken to neighbors? YES, EVERYONE WANTS IT TO BE DONE. THE PROCESS MAKES YOU GUT AND RIP APART, AND YOU WAIT. WE THOUGHT PART OF IT WAS WORTH SAVING BUT THEN THERE WERE PROBLEMS WITH THAT.

Deliberations:

Mr. Ciampitti stated that it seemed an appropriate application and the applicant and representative have made a solid case in support of the special permit.

Mr. Ramsdell said that nobody has appeared in opposition, only with questions which is good. He noted that the Historical commission could have shown up and did not.

Mr. Ciovacco stated that they all have applauded attempts for adaptive reuse but sometimes it is just not feasible and that is the case here.

Mr. Ciampitti said that at some point a building ceases to breathe. There was a great attempt here and this will be a great addition to that street.

Mr. Pennington said he appreciated the clarity of what the applicant is doing.

Mr. Ciovacco motioned to approve the special permit for non-conformities. Seconded by Mr. Ciampitti. Four affirmative.

Votes:

Mr. Ciampitti: yes

Mr. Ciovacco: yes

Mr. Pennington: yes

Mr. Ramsdell: yes

Motion to adjourn by Mr. Ciampitti and seconded by Mr. Pennington.

Respectfully submitted by Lynn Kinsella Varney, notetaker.