

**City of Newburyport
Zoning Board of Appeals**

April 26, 2011

The meeting was called to order at 7:13 P.M.

1. Roll Call

In Attendance: Duncan LaBay, Jamie Pennington, Nat Coughlin, Rob Ciampitti (7:21pm), Ed Ramsdell

Absent: Charles Ciovacco, Sean Leonard

2. Business Meeting

Chair Ramsdell stated there were four members present to go forward with the business meeting.

a) Approval of Minutes

Minutes of April 11, 2011 Meeting

Mr. Pennington made a motion to approve the minutes.

Mr. LaBay seconded the motion.

The motion passed unanimously.

Votes Cast:

Duncan LaBay – approve

Jamie Pennington – approve

Nat Coughlin - approve

Chair Ramsdell – approve

b) Revised Rules and Regulations

Chair Ramsdell said that the revised rules are not that much different from the old rules except for correcting what has gone away in the past 22 years. The new fee structure has been put in including the newspaper ad fees the Planning office collects.

Mr. LaBay questioned whether there might be items that were omitted that should be included.

Mr. Pennington asked for clarification on major projects and appeal time frames.

Chair Ramsdell stated that the revised rules and regulations could be adopted now and the board could consider addendums at any time.

Motion to approve the revised rules and regulations by Mr. Coughlin and seconded by Mr. LaBay.

Five affirmative.

Roll call vote:

Duncan LaBay – approve

Rob Ciampitti – approve

Jamie Pennington – approve

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Nat Coughlin - approve
Chair Ramsdell – approve

- 3a) Michael Lucy
5 Bowlen Avenue
Special Permit for Non-Conformities: construct 1 1/2 story additions at side and rear of the pre-existing, non-conforming home**

The notice of public hearing was read aloud for the record.

Amy Lucy stated that this is the family home of her husband Michael who was not here as he is serving overseas. The house was built in the 1950's. They have three children and they need more space.

Architect Michele Barbaro Rogers stated that Amy Lucy brought the plans to the neighbors and there was no opposition from anyone.

Chair Ramsdell opened the hearing to public comment.

In favor:

No one spoke in favor.

In Opposition:

No one spoke in opposition.

Chair Ramsdell closed the hearing to public comment.

Questions from the Board

Mr. Pennington asked how much they were adding to the second floor.

Michele Barbaro Rogers stated that they were putting a full dormer across the back.

Above the garage and mud room will be an additional bedroom.

Chair Ramsdell asked if that area was included in the calculations. **Yes.**

Mr. Coughlin asked if 940 was the total additional square feet being added.

Yes, there was an existing mudroom that was backed out of the initial calculation.

Mr. LaBay asked if there was any second floor space being lived in, and are there windows.

Yes, there is an open pass through area, the master bedroom and an existing closet. The windows are at each end of the house.

No other questions from the board.

Deliberation:

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Mr. LaBay stated that there is a substantial increase in the square footage only because the house is small to begin with and the total 2,409 square feet is a very moderate structure. They are not expanding any encroachments toward the setbacks and are not generating any opposition from neighbors.

Chair Ramsdell stated the only non-conformity is the 3-foot frontage and 4-foot setback.

Mr. LaBay made a motion to approve the special permit.

Mr. Coughlin seconded the motion.

The motion passed unanimously.

Votes cast:

Mr. LaBay – approve

Mr. Ciampitti – approve

Mr. Pennington – approve

Mr. Coughlin – approve

Chair Ramsdell – approve

Adjournment

Motion made to adjourn 7:32 P.M.

Respectfully submitted, Lynn Kinsella - Note Taker