

City of Newburyport
Zoning Board of Appeals
August 27, 2019
Council Chamber

This meeting was called to order at 7:05pm

1. Roll Call

In Attendance:

Renee Bourdeau (Chair)
Robert Ciampitti (Vice-Chair)
Maureen Pomeroy
Mark Moore
Stephen DeLisle

Absent: Ed Cameron

2. Business Meeting

Approval of the Minutes will be done on 9/10/19

3. Public Hearings

2019-018

Address: 5 Olive Street
Special Permit for Non-Conformities
Request for minor modification

Request to continue to 9/10/19.

Motion to continue application until 9/10/19 made by Robert Ciampitti, seconded by Mark Moore.

Votes Cast:

Renee Bourdeau - yes
Robert Ciampitti - yes
Maureen Pomeroy - yes
Mark Moore - yes
Stephen DeLisle - yes

2019-049

Address: 64 Bromfield Street
Special Permit for Non-Conformities

Demolition of rear porch to construct addition to single family home with an increase of 57 square feet

Attorney Maurica Thomas, From Mead, Talerman & Costa, Represents David Strutt and Deborah Thomas

Attorney Thomas states that the existing structure is a 3 season porch that is listed on the assessor's card as being built in 1969. The 3 season will become an addition that will be used as a dining room.

Letters of support submitted from neighbors have been submitted.

In Favor:
None

In Opposition:
None

Questions from the board:

Maureen Pomeroy asks what materials will be used. Attorney Thomas indicates clapboard will be used.

Deliberation:

Rob Ciampitti states that the applicant made a well-documented proposal. It does not appear to be detrimental to the neighborhood. There are no oppositions from the neighborhood and so is in support.

Mark Moore concurs.

Maureen Pomeroy agrees as well but with the condition on approval from the Historical Commission.

Renee Bourdeau also concurs

Motion to approve application 2019-049 made by Rob Ciampitti, seconded by Mark Moore.

Votes Cast:

Renee Bourdeau - yes
Robert Ciampitti - yes
Maureen Pomeroy - yes
Mark Moore - yes
Stephen DeLisle - yes

2019-050

Address: 121 Prospect Street

Special Permit for Non-Conformities

Remove existing three season porch and construct a single story addition to the rear of home resulting in an alteration or extension of pre-existing non-conforming lot coverage, side setback, and rear setback

Rob Ciampitti recuses himself.

Attorney Mark Griffin states that the existing structure is a 1984 season porch that is to be removed and replaced with a one story addition, not creating a new non-conformity.

The lot coverage is going from 32 to 37 sq.ft. and is not creating anything detrimental to the residence.

Letters of support have been submitted:
Catherine Hayes from at 119 Prospect St.
David Phipps at 2 Allen St.

In Favor:
None

In Opposition:
None

Questions from board:
Maureen Pomeroy asks what materials are going to be used in the addition and what is it going to be used for. Attorney Griffin responded that cedar clapboard to match the house and that it is going to be a mud room and family room. What is the square feet? 215 sq. ft.

Deliberation:
Maureen states that it is modest in size and does not see any adverse impact to the neighborhood.

The rest of the board concurs.

Motion to approve application made by Maureen Pomeroy, seconded by Stephen DeLisle.

Votes Cast:
Renee Bourdeau - yes
Robert Ciampitti - recused
Maureen Pomeroy - yes
Mark Moore - yes
Stephen DeLisle - yes

2019-051

Address: 11 Cater Street

Special Permit for Non-Conformities

Construct addition to side of existing single family residence and renovate existing later-added addition in rear.

Request to continue to 9/10/19.

Motion to continue made by Rob Ciampitti, seconded by Mark Moore to accept the application

Votes Cast:
Renee Bourdeau - yes
Robert Ciampitti - yes
Maureen Pomeroy - yes
Mark Moore - yes
Stephen DeLisle - yes

2019-052

**Address: 35 Storeybrooke Road
Special Permit to allow in-law apartment**

John Demeritt, home owner of 35 Storeybrooke Rd spoke stating that when they bought the house it had a partially finished basement from the previous owners. They are looking to add 3/4 bath a kitchenette and add one wall for a bedroom. There is a walk out to use as an entrance. It will be 898 square feet in size.

In Favor:
None

In Opposition:
None

Questions from the board:

Maureen Pomeroy asks who will be living on the other side. Mr. Demeritt states that it will be his wife's parents.

Deliberation:

Maureen Pomeroy states that it is modest and does not see any impact of the neighborhood. She states that the occupant will have to register with the Building Dept. every two years.

The rest of the board concurs.

Motion to approve application 2019-052 was made by Maureen Pomeroy and seconded by Stephen DeLisle

Votes Cast:

Renee Bourdeau - yes
Robert Ciampitti - yes
Maureen Pomeroy: yes
Mark Moore - yes
Stephen DeLisle - yes

Meeting Adjourned approximately 7:48pm

Respectfully submitted,
Dawn Gettman - Note Taker