

**City of Newburyport  
Zoning Board of Appeals  
Online Meeting  
January 26, 2021  
Minutes**

**1. Roll Call**

Chair Rob Ciampitti called an online meeting of the Newburyport Zoning Board of Appeals to order at 7:00 p.m. In attendance were members Robert Ciampitti, Stephen DeLisle, Mark Moore, Rachel Webb and Ken Swanton and associate member Bud Chagnon. Also in attendance were Planning Director Andy Port, Planner Katelyn Sullivan and Note Taker Gretchen Joy.

**2. Public Hearings**

**Richard Morrill c/o Lisa Mead, Mead, Talerman & Costa, LLC**

**22-24 Oak Street**

**2021-089 - Dimensional Variance (Lot 1)**

**2021-090 - Dimensional Variance (Lot 2)**

The applicant requested a continuance to February 9. Mr. Swanton moved to continue the public hearing to the February 9, 2021, meeting. Ms. Webb seconded the motion. The motion was approved by a 5-0 vote (Mr. Moore, yes; Mr. Swanton, yes; Ms. Webb, yes; Mr. DeLisle, yes, Mr. Ciampitti, yes).

**Daniel Veinot**

**17 Barton Street**

**2020-092 - Special Permit for Non-Conformities**

The applicant is proposing to construct a two-story addition at the rear of a single-family home. The roof and three walls of an existing addition that was constructed in the 1990s would be removed and the proposed addition would be constructed on the existing footprint. The property is non-conforming for lot coverage, front-yard setback and one side-yard setback. The left side-yard setback is 4.4 feet where 10 feet is required, and this non-conformity would be upwardly extended. The size of the structure would increase by 509 square feet and the lot coverage would increase from 27.34% to 30.27%. The right side-yard setback is conforming. The deck on this side would be made slightly narrower, which would increase the setback. The chimney would be extended above the new roofline and would match the color and texture of the existing brick. Cedar clapboards would be used on the addition to match the remainder of the structure. The porch on the front of the structure would be enclosed. Its footprint would not be changed.

No one from the public spoke in favor of or in opposition to the application. Mr. DeLisle said the proposal would not be substantially more detrimental to the neighborhood than the existing conditions and no new non-conformities would be created. Mr. Moore said the addition has been well planned and the proposal is reasonable. Ms. Webb said there would be no substantial change that would be visible from the street.

Mr. Moore moved to approve a Special Permit for Non-Conformities for 17 Barton Street. Mr. DeLisle seconded the motion. The motion was approved by a 5-0 vote (Mr. Moore, yes; Mr. Swanton, yes; Ms. Webb, yes; Mr. DeLisle, yes, Mr. Ciampitti, yes).

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**Marc Vincent and Jennifer Vincent**

**1 Hallisey Drive**

**2020-093 - Special Permit for Non-Conformities**

The applicant is proposing to remove and replace an addition at the rear of a single-family home. The property is non-conforming for rear-yard setback, which is 29.6 feet where 30 feet is required. This non-conformity would be extended and the proposed rear-yard setback would be 26.6 feet. The 5.3' x 16.0' addition would allow the applicant to live on a single level of the house. The applicant is also proposing to construct by right an addition on the side of the structure that would be within the dimensional controls. Both proposed additions would have shiplapped siding with clapboards above it. The application does not trigger the Tree and Sidewalk Ordinance.

No one from the public spoke in favor of or in opposition to the application. Mr. Moore said the proposal is well thought out and takes the neighborhood into consideration. It would not be detrimental to the neighborhood due to the size of the lot and the location of the addition. Mr. DeLisle said a letter of support has been received from the neighbor at the rear of the property who would be closest to the addition. Ms. Webb said no new non-conformities would be created. Mr. Swanton said the lot is large enough to support the addition.

Ms. Webb moved to approve a Special Permit for Non-Conformities for 1 Hallisey Drive. Mr. Moore seconded the motion. The motion was approved by a 5-0 vote (Mr. Moore, yes; Mr. Swanton, yes; Ms. Webb, yes; Mr. DeLisle, yes, Mr. Ciampitti, yes).

**Alissa & Kenneth Christie c/o Lisa Mead, Mead, Talerman & Costa, LLC**

**3 Lunt Street**

**2021-094 - Special Permit for Non-Conformities**

Mr. DeLisle recused himself from the discussion. Jay Talerman and Matt Langis represented the applicant, who is proposing to change the pitch of a roof on a sunroom that was constructed in 2004 at the rear of the structure. The property is non-conforming for lot area, lot coverage, frontage, front-yard setback and both side-yard setbacks. The pitch would be changed to a flat roof to gain usable interior space. The right-side setback is 4.7 feet where 10 feet is required. This non-conformity would be upwardly extended. The mean roof height would increase from 11'-7.5" to 13'-3". The footprint of the sunroom would remain the same and the setback from the property line would not be changed.

Mr. Langis said the applicant has no intention of adding a deck to the flat roof. He said the roof would be 1.5 feet above the level of the adjoining floor and there is an existing roof deck on the third floor. The existing windows in the sunroom would be replaced with six-over-six windows with six-pane transoms above. The application does not trigger the Tree and Sidewalk Ordinance.

No one from the public spoke in favor of or in opposition to the application. Mr. Moore said the change would be a minor one with no impact to the footprint and no new non-conformities would be created. He said the proposal would improve the existing conditions. Ms. Webb said she would more fully support the application if the windows would better match those in the main structure, but this is outside of the purview of the

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Board. Mr. Swanton said the change is a minor one. Mr. Ciampitti said the neighbors have voiced no objections.

Mr. Moore moved to approve a Special Permit for Non-Conformities for 3 Lunt Street. Mr. Swanton seconded the motion. The motion was approved by a 5-0 vote (Mr. Moore, yes; Mr. Swanton, yes; Ms. Webb, yes; Mr. Chagnon, yes, Mr. Ciampitti, yes).

**3. Business Meeting**

**a) Minutes**

Ms. Webb moved to approve the minutes of the January 12, 2021, meeting. Mr. Moore seconded the motion. The motion was approved by a 5-0 vote (Mr. Moore, yes; Mr. Swanton, yes; Ms. Webb, yes; Mr. DeLisle, yes, Mr. Chagnon, yes).

Mr. Swanton moved to adjourn the meeting at 7:56 p.m. Mr. Moore seconded the motion. The motion was unanimously approved.

Respectfully submitted,  
Gretchen Joy  
Note Taker