

**City of Newburyport  
Zoning Board of Appeals  
Online Meeting  
June 23, 2020  
Minutes**

**1. Roll Call**

Chair Robert 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, Ed Cameron and associate members Ken Swanton (voting member) and Bud Chagnon (non-voting member). Rachel Webb was absent. Also in attendance were Planning Director Andy Port, Planner Katelyn Sullivan and note taker Gretchen Joy.

**2. Business Meeting**

**a) Minutes**

Mr. Moore moved to approve the minutes of the June 9, 2020, meeting as submitted. Mr. Cameron seconded the motion. The motion was approved by a 5-0 vote (Mr. Ciampitti, yes; Mr. DeLisle, yes; Mr. Moore, yes; Mr. Swanton, yes; Mr. Cameron, yes).

**b) Request for Minor Modification**

**14 Gloria Street (2020-022)**

Kevin Lagasse presented his request to modify the Special Permit that was issued for 14 Gloria Street. He is requesting to add a 16'-5" x 12'-0" roof deck to the southeast corner of the structure. The deck would be of the same siding material and color as the remainder of the house. It would be accessed by an exterior spiral staircase at the rear of the structure. The stairs would be fabricated of galvanized steel. The height of the deck would be 32'-4" and it would have a 42" railing. There would be landings on the first and second floors. The Conservation Commission has approved the plans. Mr. Lagasse said he spoke with abutters and received no negative comments.

Mr. DeLisle said the permit is an old one and no abutter notification was required. He asked for names and addresses of the residents the applicant contacted. They were Neil and Joan Johnston, 16 Gloria Street; Mark Pine and Margen Kelsey, 7 Gloria Street; Jim and Nancy Pelletier, 12 Gloria Street; Peter and Leah Brant, 5 Gloria Street and Rosemary Blouin, 12 Flora Street. Mr. Moore said he could support the request because the abutters are not in opposition to it. The Board members were in agreement that the deck would have been approved if it had been a part of the original application.

Mr. Moore moved to deem the request a minor one and to approve it. Mr. Chagnon seconded the motion. The motion was approved by a 5-0 vote (Mr. Ciampitti, yes; Mr. DeLisle, yes; Mr. Moore, yes; Mr. Swanton, yes; Mr. Cameron, yes).

**3. Public Hearings**

**Ryan McShera, Red Barn Architecture 4 68<sup>th</sup> Street  
2020-030 - Special Permit for Non-Conformities**

The applicant requested an extension. Mr. Moore moved to continue the public hearing to the July 14 meeting. Mr. Chagnon seconded the motion. The motion was approved by a 5-0 vote (Mr. Ciampitti, yes; Mr. DeLisle, yes; Mr. Moore, yes; Mr. Swanton, yes; Mr. Cameron, yes).

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**4. Adjournment**

Mr. Cameron moved to adjourn the meeting at 7:24 p.m. Mr. Swanton seconded the motion. The motion was unanimously approved.

Respectfully submitted,  
Gretchen Joy  
Note Taker