

**City of Newburyport
Zoning Board of Appeals
Senior Community Center
October 10, 2023
Minutes**

1. Roll Call

Vice Chair Ken Swanton called a remote meeting of the Newburyport Zoning Board of Appeals to order at 7:00 p.m. In attendance were members Rob Ciampitti, Ken Swanton, Bud Chagnon, Stephen DeLisle and Gregory Benik and associate members Patricia Peknik and Lynn Schow. Also in attendance were Planner Katelyn Sullivan and Note Taker Gretchen Joy.

2. Business Meeting

a) Request for Minor Modification

ZNC-23-4 - 9 Chapel Street

At the March 28, 2023, meeting, the Board issued a Special Permit for Non-Conformities that included the special conditions that the garage door shall have windows and a wood finish and the windows and first-floor doors of the connector shall have a wood finish, as was shown on the architect's rendering. Damon Penny requested a modification to the Special Permit that would remove the special condition concerning the garage door. He said he had not been successful in finding a commercially available garage door with a synthetic wood finish that would match the finish of the solid wood door selected for the connector. The alternative would be to purchase solid wood garage doors, which would be prohibitively expensive and would require ongoing maintenance. He proposed instead to install steel carriage-style doors in a solid color, with windows and hardware as was shown on the plans.

Mr. Swanton said the proposed solution is reasonable and the modification would be minor. All of the other Board members were in agreement that the modification would be minor. They said that they would support the request.

Mr. Ciampitti moved to approve the request for Minor Modification for 9 Chapel Street. Mr. Swanton seconded the motion. The motion was approved by a 5-0 vote (Mr. Swanton, yes; Mr. Chagnon, yes; Mr. Ciampitti, yes; Mr. DeLisle, yes; Mr. Benik, yes).

3. Public Hearings

a) Russell and Debra Worthington

48 Woodland Street

ZNC-23-19 - Variance

Mr. DeLisle recused himself from the matter. The applicant requested to withdraw the application. Mr. Swanton moved to accept the request to withdraw the application for 48 Woodland Street without prejudice. Mr. Chagnon seconded the motion. The motion was approved by a 5-0 vote (Mr. Swanton, yes; Mr. Chagnon, yes; Mr. Ciampitti, yes; Mr. Benik, yes; Ms. Peknik, yes).

b) Jeanne Allen

44 Moseley Avenue

ZNC-23-25 - Special Permit for Non-Conformities

The applicant requested to withdraw the application. Mr. Swanton moved to accept the request to withdraw the application for 44 Moseley Avenue without prejudice. Mr. Benik seconded the

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motion. The motion was approved by a 5-0 vote (Mr. Swanton, yes; Mr. Chagnon, yes; Mr. Ciampitti, yes; Mr. Benik, yes; Mr. DeLisle, yes).

4. Business Meeting Continued

a) Minutes

Mr. Swanton moved to approve the minutes of the September 26 meeting. Mr. DeLisle seconded the motion. The motion was unanimously approved.

b) Other Business

None

5. Adjournment

Mr. Swanton moved to adjourn the meeting at 7:18 p.m. Ms. Schow seconded the motion. The motion was unanimously approved.