

**City of Newburyport
Zoning Board of Appeals
February 28, 2012
Minutes**

The meeting was called to order at 7:10P.M.
A quorum was present.

1. Roll Call

In Attendance: Ed Ramsdell (Chair), Duncan LaBay (Secretary), Robert Ciampitti (Vice-Chair), Charles Ciovacco,
Absent: Jamie Pennington

2. Business Meeting

a) Approval of Minutes

Minutes of February 14, 2012 Meeting

Mr. LaBay made a motion to approve the amended minutes and Mr. Ciovacco seconded the motion.

The motion passed unanimously.

Votes Cast:

Chairman Ramsdell – approve
Duncan LaBay – approve
Robert Ciampitti - approve
Charles Ciovacco - approve

3. Public Hearings (1 on agenda)

Public Hearing #1:

2011 031

Address: 15 76th Street

Special Permit for Non-Conformities

Add an additional 40 square feet of floor area increasing the FAR from .52 to .53

Mr. Ramsdell indicated that the applicant submitted a written request and is providing the waiver of time limits for a continuance to March 27, 2012. They have assured the City that they will be able to make that meeting. The applicant indicates they are not changing anything; they are just clearing things up. Mr. LaBay indicated that it would be nice to get out the .01 FAR increase. Mr. Ramsdell said the applicant's attorney mentioned that he thought there was a misconception that when dormers

are added, you increase floor space. Mr. Ramsdell said he believes the attorney is right. The Board has always used floor space and living space as the same but they are not.

Mr. LaBay made a motion to approve the continuance to March 27, 2012 for the Special Permit for Non-conformities, Mr. Ciampitti seconded the motion.

The motion passed unanimously.

Votes Cast:

Chairman Ramsdell – approve

Duncan LaBay – approve

Robert Ciampitti - approve

Charles Ciovacco - approve

4. Annual Election of Officers

Mr. LaBay made a motion to reelect the current slate of officers, Mr. Ciampitti seconded the motion.

The motion passed unanimously.

Votes Cast:

Chairman Ramsdell – approve

Duncan LaBay – approve

Robert Ciampitti - approve

Charles Ciovacco - approve

5. Adjournment

Motion to adjourn made by LaBay, seconded by Mr. Ciampitti at 7:25 p.m.

The motion passed unanimously

Votes Cast:

Chairman Ramsdell – approve

Duncan LaBay – approve

Robert Ciampitti - approve

Charles Ciovacco - approve

Respectfully submitted, Jennifer Lamarre - Note Taker