

City of Newburyport
Zoning Board of Appeals
September 24, 2019
Council Chamber

This meeting was called to order at 7:02

1. Roll Call

Present: Renee Bourdeau, Maureen Pomeroy, Mark Moore and Stephen DeLisle

Absent: Robert Ciampitti and Ed Cameron

2. Public Hearings:

Benjamin Becker

2019-054

5 Buck Street

Special Permit for Non-Conformities

Continued from 9/10/19, request to continue to 10/8/19

Motion to continue application 2019-054 to 10/8/19 was made by Mark Moore, seconded by Stephen DeLisle.

Votes Cast:

Renee Bourdeau - yes

Robert Ciampitti - absent

Maureen Pomeroy - yes

Edward Cameron - absent

Mark Moore - yes

Stephen DeLisle - yes

Newburyport Renovations LLC c/o Lisa Mead, Mead, Talermam & Costa, LLC

2019-051

11 Carter Street

Special Permit for Non-Conformities

Continued from 9/10/19

Attorney Lisa Mead states that because there is a roofline change on the rear they did have to go to the Historic Commission for a roofline change. On Sept. 11th, the Historic Commission approved the revised plan.

The property includes 4,389 sq. ft. It is in the R2 district and the R2 district requires 10,000 sq. ft. for a single family home.

They are not creating any new non conformities; they are raising the rear wall which is an extension of the rear non conformity and upward extension.

They are exacerbating the lot coverage up to 30 percent.

Attorney Lisa Mead showed several plans to the Board.

Architect Scott Brown took over to explain in detail the plans showing the front of the house, the side, and the rear, which shows the extension that was built instead of a bulkhead.

He explains that they changed the location of the front door, which reduced the amount of front steps.

They are replacing the existing dormer with a more modest one and that they are removing the roof on the back of the house. They want the ceiling height to be continuous.

They have worked with the Preservation Trust and Historical Commission to retain the historic look.

There is no impact upon the street nor is it detrimental to the neighborhood.

They have several letters of support from neighbors at 9, 14, 15, and 16 Carter St. that were given to the board.

In Favor:

Mark Stacey 15 Carter St. is in favor of the application. He believes that it is a positive for the neighborhood. Believes that it is a quality project and a good use of the land.

In Opposition:

None

Questions:

Maureen Pomeroy asks what materials will be used on the house.

Scott Brown, states that there will be cedar siding. They will use composite rot resistant materials and high quality windows and shingles for the roof.

Deliberations:

Mark Moore says that given the work that has been done with the Historical Commission and the Preservation Trust and the changes that were made are certainly not detrimental and the fact that there are no opposition from neighbors he is in favor.

Maureen Pomeroy does not see any new non conformities added and does not think that it is detrimental to the neighborhood, there is a nice presentation of the street side and can support it.

Stephen DeLisle concurs, does not see any new non conformities and it looks like a nice project

Motion to approve application 2019-051 was made by Mark Moore, seconded by Stephen DeLisle

Votes Cast:

Renee Bourdeau - yes

Robert Ciampitti - absent

Maureen Pomeroy - yes

Edward Cameron - absent

Mark Moore - yes
Stephen DeLisle -yes

Business Meeting:

Approval of Minutes from 8/27/19
Motion made by Renee Bourdeau and approved by all with the provision of edits made.

Approval of minutes from 9/10/19
Motions made by Renee Bourdeau and approved by all with the provision of edits made.

Approval of Draft Decisions/Certificates

64 Bromfield Street (2019-049)

Motion was made by Renee Bourdeau to approve the special permit for 64 Bromfield and approved by all present members.

Motion by Renee Bourdeau made to approve the decision for 64 Bromfield St.

Votes Cast:

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

121 Prospect Street (2019-050)

Motion was made by Renee Bourdeau to approve the record of proceedings and decision for the special permit for 121 Prospect Street.

Votes Cast:

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

35 Storeybrooke Road (2019-052)

Motion made by Renee Bourdeau to approve the record of proceedings and decision for the special permit for 35 Storeybrooke Road.

Votes Cast:

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

5 Olive Street (2019-018)

Votes Cast:

Renee Bourdeau - yes
Robert Ciampitti - absent
Maureen Pomeroy - yes
Edward Cameron - absent
Mark Moore - yes

155 High Street (2019-041)

Continued to 10/8/19

5 63rd Street (2019-046)

Continued to 10/8/19

19 Cushing Avenue (2019-053)

Continued to 10/8/19

Last Item of business:

Renee Bourdeau wants to reference one item from the staff report that states that when applicants bring in plans, they need to be specific and list out very specific items to ensure that the plans represent exactly what the board is approving.

Motion made by Maureen Pomeroy to adjourn seconded by Mark Moore.

Meeting adjourned 7:36 pm.

Respectfully submitted,
Dawn Gettman - Note Taker