

**ZONING BOARD OF APPEALS
MEETING MINUTES
April 6, 2015**

2015 DEC -8 PM 2: 06

Present: Eric Smith, Chair; Faustino Lichauco; John McManus (Associate Member); Craig White (Associate Member); Jim Zarkadas.

Staff: Ara Yogurtian, Liaison to the Office of Community Development

7:03 p.m. Meeting called to order

Chair Eric Smith welcomed everyone to the April 6, 2015 meeting of the Zoning Board of Appeals, introduced all the members of the Board, and then proceeded to give a brief outline of the process. He encouraged audience participation before the committee's deliberations at the end of the meeting, as well as encouraging the submission of relevant documents and other materials necessary to support each case. Associate Members are encouraged to sit in on the cases, as they may be called in to substitute for regular members in a vote. He stated that whenever possible, the Board tries to deliberate and present a decision the same evening that the case is heard, and invited audience members to stay until the end of the Open Hearing. He also stated that the Board has reviewed all submitted materials and urged the audience there was no need to repeat that information.

Case 15-05, David Townsend, 47 Park Street, Special Permit

David Townsend explained that he wanted to extend the existing dormer in order to increase the living space, in addition to adding three bedrooms and one bathroom on the third floor of the house. He reported the following:

- That the change can only be noticed from the west elevation, and the front elevation will not change.
- The proposed dormer will be behind the ridgeline of the house.
- The proposed additions have been discussed with abutters and other neighbors, and they all support the plans.

Craig White suggested that in the future the applicant submit plans with the dimensions on them.

No one else spoke. The Board took the matter under advisement.

Case 15-06, Erin Bloznich, , 39 Horne Road, One Special Permit and One Variance

Erin Bloznich proposed an expansion of their Colonial home by adding bedrooms on the second floor, expanding the kitchen and dining area, adding a full bath, bringing the house up to the insulation code, and raising the garage.

Lawrence DeMeo, the architect for the project clarified some questions regarding the vestibule and discussed setbacks with the Board.

Carol Becker, Horne Road, spoke in opposition, stating that the proposed additions are overwhelming and out of scale and will change the character of the neighborhood, and that the additions would block sun light.

Don Becker, Horne Road suggested staying in the current footprint. To increase the living space he suggested the applicants move out and widen the space to the maximum lot coverage allowed.

Erin Bloznych stated that they considered expanding vertically but felt it would be detrimental to the neighborhood.

Steve Carly, Horne Road, concurred with Don & Carol Becker, adding that this proposal is out of scale with the neighborhood.

No one else spoke. The Board took the matter under advisement.

Case 15-07, Nicholas Orem, 62 Orchard Street, One Special Permit

Laura Scott explained that they were proposing an attic expansion and insulation of the attic to their 1895 Victorian, and raise the roof from the steep pitch it currently is so that they can make it livable space.

Paula Johnson, Goden Street, spoke in support of the project and didn't feel there would be any negative impact to the neighborhood.

The Board briefly discussed the roof elevations.

No one else spoke. The Board took the matter under advisement.

Case 15-08, 15 Village Hill Road, Linda Rice, Douglas Jones, One Special Permit

The applicants are proposing a renovation of their kitchen in the existing footprint and adding a 4 foot landing in front of it. They report that their neighbors are in support of the project.

No one else spoke. The Board took the matter under advisement.

Case 15-09, 16 Hammond Road, One Special Permit

Taber Wells said he proposed to build a one story addition to his home to expand the kitchen and to add a bedroom. The existing structure is non-conforming.

No one else spoke. The Board took the matter under advisement.

DELIBERATIONS AND VOTE

Case 15-05, David Townsend, 47 Park Street, Special Permit

MOTION to grant relief was made Jim Zarkadis and seconded by John McManus. Motion passed.

Case 15-06, Erin Bloznich, 39 Horne Road, One Special Permit and One Variance

MOTION to deny relief for the Special Permit was made by Tino Lichauco and seconded by Craig White. Motion to deny the Special Permit passed.

There was discussion as to whether or not the applicant would withdraw his request for a variance without prejudice and submit new plans, instead of waiting a year before he could submit again.

The applicants decided to withdraw without prejudice.

MOTION to vacate the previous motion was made by John McManus and seconded by Craig White. Motion passed.

Case 15-07, Nicholas Orem, 62 Orchard Street, One Special Permit

The Board briefly discussed the oddity of the slope of the house, and asked the applicant to re-submit clearer plans that re-dated, and are more consistent and legible. Mr. White added that they should also have the second and third story dimensions that currently exist, and of the proposed dimensions. They should be submitted by April 21.

MOTION to continue the hearing to May 4, 2015 is made by Jim Zarkadas and seconded by Craig White. Motion passed.

Case 15-08, Linda Rice, Douglas Jones, One Special Permit

Chair Smith stated that a few motions were needed.

MOTION to grant relief for the Special Permit for the lot coverage was made by John McManus and seconded by Jim Zarkadas. Motion passed.

MOTION to grant relief for four foot overhang to be considered as exempt by section 4.3.2 was made by Craig White and seconded by Faustino Lichauco. Motion passed.

MOTION to dismiss the variance was made by John McManus and seconded John McManus. Motion passed.

Case 15-09, 16 Hammond Road, One Special Permit

MOTION to grant relief was made by Craig White and seconded by Jim Zarkadas. Motion passed.

MOTION to adjourn was made by Craig White and seconded by Jim Zarkadas. Motion passed.

ADJOURN: 9:00 pm

The next meeting of the Zoning Board of Appeals will be May 12, 2015 in the Art Gallery.