



CITY OF GLOUCESTER
ZONING BOARD OF APPEALS
3 POND ROAD, GLOUCESTER MA 01930

ZONING BOARD OF APPEALS
Meeting Minutes
7:00 P.M., November 15, 2018
City Council Room, City Hall

Board Members Present: David B. Gardner, Chairman
Joseph Parisi, III, Vice Chairman
Michael C. Nimon
Sage Walcott
Kris Howard

Alternate: Adria Pratt
Michele Harrison

Also in Attendance: Bill Sanborn, Building Commissioner for the City of Gloucester

The Chairman called the meeting to order at 7:00 p.m.

The 2019 ZBA calendar was submitted for approval, motioned to accept by Adria Pratt and seconded by to accept as written.

III. Continued Hearings:

Steve Calas, 677 Western Ave., seeking a Variance to access property other than through its frontage to enable petitioner to construct a new house. Eric Lene of Hayes Engineering 603 Salem St. Wakefield, MA, is representing Mr. Calas and discusses the details of the proposed project.

Atty. Gardner discusses the site visit on 11/3/18 and asks if this is all part of the Mondale Circle sub-division that was previously approved by the Planning Board. Mr. Gardner discusses the original sub-division plans that show that this area was proposed in the plans as part of this sub-division as a 40' right of way.

Mr. Lene does not think that it was shown to be improved, but just as an access way to the rear properties, however he was not involved in the original sub-division.

The Chair points out that all the other roads in this sub-division have been approved according to the original plans, and in the original plans, this area being discussed shows a proposed 40' way. Now Hayes Engineering is coming before the ZBA looking to put 1 house on a 10'-12' way instead.

Mr. Gardner feels that they should be at the Planning Board seeking some kind of relief on the original sub-division plans instead of asking the ZBA to go around what the Planning Board has already given approval for. Mr. Gardner feels that it is unfair to the neighborhood and asks Mr. Lene why the owners of this one house shouldn't have to go by the same rules as the other owners. Mr. Lene gives the reason

being that the new house is not a part of the Mondale Circle sub-division. Mr. Gardner points out that in the original plans they were part of it.

The Chair moves to continue this application to January 10, 2019, to enable the Applicant time to discuss this matter with the City's Planning Director.

Mr. Parisi seconds

All in favor, 5-0

6 Langford St.

Atty. Meredith Fine, 46 Middle St. Gloucester, MA, is representing Ipswich Bay Realty Trust, seeking a Special Permit to convert from a two family dwelling to a 3 family dwelling.

Atty. Fine asks for a continuance due to the surveyor not having any openings until last week and no paperwork has been received yet from him.

The Chair moves to continue this application to November 8, 2018 to enable the Applicant time to receive her information from the Surveyor.

Mr. Parisi seconds

All in favor, 5-0

New Business:

6 Walnut St.

Atty. Mark Glovsky, 8 Washington St. Beverly, MA. is representing Chandler Davis Pearce Trustee, seeking a Special Permit to alter and expand a non-conforming structure (dwelling) on a non-conforming lot and a Variance for a front and side yard setback to allow the construction of an attached one car garage and the expansion of an existing dormer on the second floor.

Atty. Glovsky gives a brief history of the property and submits a petition in favor of the proposed project along with letters and copies of emails in support.

This property has been in the family since 1967 and has frontage on 2 roads. It was built in the 1920's as a chauffeur's quarters. The living area is 1770 sq. ft. and its only buildable area is a small triangle area in the back of the lot.

Horace Turner, the architect for the project discusses his design.

Speaking in Favor:

Constance Mason, 25 Leonard St. speaks in favor of the project and is happy to see the next generation of a family live in this home.

Ron Beck, 2 Pierce Ave. speaks in favor of the project. He discusses the sense of community in Annisquam Village and the desire to keep it the way it is. He's been in this house and is pleased that it carries the theme and that they are being respectful of the neighborhood and not bulldozing the house. He also feels that this project is giving an entrance to the home that the parents before did not have.

William Colby, 7 Squam Rd. speaks in favor of the plans.

Mimi Evans, 60 Leonard St. discusses all the large homes being built in this area and feels that this home is not one of them.

Speaking in Opposition:

Holly DeBlois, 14 Adams Hill Rd. is opposed to both the Variance and the Special Permit and submits photos of her view of the area where the project is being proposed. Ms. DeBlois uses a paper model of the home that she put together to discuss her concerns with this project.

Kylee Smith, 3 Adams Hill Rd. Informs the Board that her husband is paralyzed and cannot speak, however, she is representing him as well as herself.

Ms. Smith is concerned with the grade of the land and submits her concerns to the Board. She is concerned with the Applicants cutting down 2 trees and flatten the land and asks how a 150 ft. historic wall that runs along Adams St. will be affected along with the stream beds in this area. Ms. Smith also discusses the road which is private and beginning to crumble and how the changes will effect it this road in the future.

Rebuttal:

Atty. Glosky addresses the oppositions concerns and suggests reading Bob Stewart, former ZBA board member's letter.

The Applicant speaks about his history in Annisquam Village, and states that he has put a lot of thought into this project.

He discusses his worry about his parents when they lived in this home and that these changes are more of a quality of life issue for him in his wife.

He feels that he really tried to keep these plans as close to the original house as possible and regrets that people are unhappy with the project.

Discussion:

The Board discusses the proposed project and the driveway.

Mr. Sanborn states that he is concerned that there is ledge in this area and that the Applicants will have to blast which could cause drainage issues. He suggests that the Board add a condition in the decision that they will have a structural engineer check the wall on Adams Hill Rd. to ensure that it is secure.

Mr. Parisi motions to grant both the Special Permit and Variance with the condition that a structural engineer be consulted for the project to insure the safety, soundness and longevity of the granite wall going up Adams Hill Rd.

Mr. Parisi moves to grant the Special Permit and Variance.

Mr. Howard Seconds.

All in favor, 5-0

39 Cherry St.

Paul & Suzanne Scola, seeking a Special Permit to alter a non-conforming structure and a Variance for a front yard setback to allow construction of a master bedroom with a full bath and laundry to get everything on the first floor for single level living.

Paul and Suzanne Scola are present and give a brief summary of their project. Due to the ledge, sewer lines and angle of the house on a corner property, the Scolas are looking for an additional 1' to be safe for construction purposes.

The Board discusses the request.

Adria motions to grant both the Special Permit and Variance

Mr. Walcott Seconds

All in favor, 5-0

Discussion of the Board:

The Building Commissioner discusses the ZBA Rules and Procedures and reminds the Board of the upcoming ZBA election.

Motion to adjourn was made at: 8:51 PM

Motion by: Mr. Parisi

All in favor, 5-0