



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

ZONING BOARD OF APPEALS
Remote Participation Meeting Minutes
June 25, 2020

Board Members Present:

Joseph Parisi III, Chairman
Catherine A. Schlichte, Esquire, Vice Chair
Adria Pratt, Esquire, Secretary
Michael C. Nimon
Peter Cannavo

Also in Attendance:

Bill Sanborn, Building Commissioner
Alison Battle, Clerk - absent

This evenings meeting began late due to technical issues.

The Chair introduces the members and gives the public an overview of the proceedings that pertain to all open hearings.

Old Business:

36 St. Anthony Lane

Petition of Andrew & Pamela Orlando seeking a Variance for rear yard setback to allow installation of 18' x 33' above ground pool.

A site visit was conducted on 6/17/2020. The Chair reads the minutes that he took at the Site Visit. A revised site plan was submitted to the Building Department and the Board discusses the changes by moving the pool and decreasing the size of the pool.

Mr. Sanborn informs the Board of a petition he received in favor of the pool signed by 20 neighbors.

Speaking in favor: None

Speaking in opposition:

Iuliana Dincutoiu, 2 Gilbert Lane is a direct abutter in the rear. Ms. Dincutoiu spoke at the last meeting in opposition and states that she is still in opposition.

Discussion by the Board:

Mr. Nimon states that his position still has not changed and without the direct abutters consent he is not in favor of this project.

Ms. Schlichte discusses the hardship due to the wetlands and rock.

Ms. Schlichte moves to approve a Variance for rear yard setback to allow installation of 18' x 33' above ground pool.

Ms. Pratt seconds

4 in favor, 1 in opposition

The motion passes

18 Calder St.

Joel Favazza, Esq. of Seaside Legal Solutions, 123 Main St. is representing, Milton M. Sears Jr. and Cynthia Jane Sears Trs. Seeking to modify existing Variance 8/14/1986, Variance left side yard, Special Permit 2.3.1 #3 conversion 1-2 family with exterior changes to allow construction of (2) additions to existing single family home to convert to 2 family home.

Atty. Favazza shares his screen with the attendees and gives the Board a brief description of the proposed work.

The Applicants are proposing to construct 2 separate additions to go from a 1 family dwelling to a 2 family dwelling. There is plenty of parking and the retaining wall for the driveway is being replaced.

Atty. Favazza has received 2 letter in support from neighbors.

Speaking in favor: None

Speaking in opposition: None

The Chair calls for discussion by the Board. There is none.

Ms. Schlichte discusses the misplacement of the foundation causing a hardship and moves to approve a Variance for left side yard, a Special Permit 2.3.1 #3 conversion 1-2 family with exterior changes to allow construction of (2) additions to existing single family home to convert to 2 family home.

Mr. Nimon seconds

All in favor, 5-0

New Business:

7 Beacon St.

Petition of Dale Gillette seeking Special Permit 10 9 for the alteration or expansion of non-conforming structure to allow installation of a spiral staircase for second floor apartment seconds means of egress.

Mr. Nimon recuses himself.

There is no one present to represent this application.

Mr. Nimon moves to continue this application to the 7/9/2020 meeting.

Ms. Schlichte seconds

All in favor, 5-0

29 Rockholm Rd.

Tim Curtis, Architect with Carpenter and O'Neil, 106 Western Ave. Essex, MA is present to represent, Kevin and Diane Connolly seeking Variance 3.2 side yard setback to allow construction of a small low profile platform to safely access a portable spa.

Mr. Curtis shares his screen and gives a brief history on this property and the proposed work.

This platform will only be large enough to hold the spa, and is not for tables and chairs. The 2 neighbors have signed letters of neutrality regarding the platform. They are looking for 10.8' of side yard relief.

Speaking in favor: None

Speaking in opposition: None

The Chair calls for discussion by the Board. There is none.

Mr. Sanborn suggests that the Applicant looks into whether or not the City has an easement for the sewer line back to the street and the step tank from the house to the street.

Ms. Schlichte moves to approve Variance 3.2 side yard setback to allow construction of a small low profile platform to safely access a portable spa.

Mr. Nimon seconds

All in favor, 5-0

7H Williams Ct.

Meredith Lockwood and Corey Curcuru are present and seeking a Special Permit 1.9 alter-expand non-conforming structure to allow construction of new dormer to existing roof.

The Applicants purchased their home with the second floor unfinished, only framed. They will be adding a Nantucket style roof as well. They have spoken to both the owners of 7 and 9 Williams Ct. as well as, showing the plans to a neighborhood group. All are in support of the project, though she did not submit letters.

Speaking in favor: None

Speaking in opposition: None

The Chair calls for discussion by the Board. There is none.

The Chair closes the public hearing.

Ms. Schlichte questions if they are intensifying the non-conformity of the house.

Mr. Sanborn states that this is the question that the Board needs to answer this evening.

Mr. Nimon states that they are adding more floor space (density) so they are intensifying the non-conformity of the house.

Ms. Schlichte states that they are intensifying the non-conformity nature of the house, but it is not substantially more detrimental than their existing non-conformity and moves to approve a Special Permit 1.9 alter-expand non-conforming structure to allow construction of new dormer to existing roof.

Mr. Nimon seconds

All in favor, 5-0

5 Spruce Rd.

Bob Griffen, Engineer for the project is present to represent, Megan Fulford and Chris Buxton seeking Special Permit 3.1.6, 3.2 (6) increase height to allow construction of new 2 story single family swelling.

This lot was created in 1987. It is mostly wetland with steep topography, shallow ledge and a shallow ground water table which restricts where the house can be located on the lot. There is very little buildable space on this lot. The lot has been approved by the Engineering Department for drainage and by Con Com. Site work has been started.

The Fullford's have met with the closest abutters, the Berlin's and they are neutral on this project.

Speaking in favor: None

Speaking in opposition: None

The Chair calls for questions and discussion by the Board.

Ms. Pratt asks if the neighbors at 82 and 84 Cherry St. were spoken to. Megan Fulford is present and states that the Figurido's are in support and the Sillvain's and neutral.

Mr. Paris questions the Building Commissioner on frontage and Mr. Sanborn answers that they road has been improved and that that the frontage is being met.

Ms. Schlichte moves to approve a Special Permit 3.1.6, 3.2 (6) increase height to allow construction of new 2 story single family swelling.

Mr. Nimon seconds

All in favor, 5-0

6 Cabo Dr.

Petition of Dawn Burnham seeking Special Permit 2.3.1 #3 conversion of 1 family to 2 family with exterior changes to exterior dimension of the building to allow demolition of existing carport and construction of new attached garage with apartment above.

Dawn Burnham is present to represent her proposed plans and gives a brief summary of her project.

This is a single family dwelling with a carport purchased 3 years ago by Ms. Burnham. She would like to add a garage with an apartment above it for herself to live in. This will enable her to allow her parents to move back to Massachusetts from Florida and take over her 2 bedroom ranch house.

The Chair calls for questions by the Board.

Mr. Sanborn's audio is not working, so Greg Cefalo, Enforcement Officer for the Ctiy of Gloucester answers the Boards questions.

Speaking in favor: None

Speaking in opposition: None

The Chair calls for discussion by the Board. There is none.

Ms. Schlichte moves to approve a Special Permit 2.3.1 #3 conversion of 1 family to 2 family with exterior changes to exterior dimension of the building to allow demolition of existing carport and construction of new attached garage with apartment above.

Mr. Nimon seconds

All in favor, 5-0

Board Discussion:

Kondelin Rd. not on this evening's agenda will be on the next meeting.
Certificate of No Appeal extended by the Governor of Massachusetts.

Motion to adjourn was made at: 8:55 PM

Motion by: Ms. Schlichte

Second by: Mr. Nimon