



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

ZONING BOARD OF APPEALS
Remote Participation Special Meeting Minutes
September 10, 2020

Board Members Present:

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

Also in Attendance:

Bill Sanborn, Building Commissioner
Alison Battle, Clerk
Greg Cefalo, Building Dept.

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

New Business:

49-51 Ledge Rd.

Laraine Rosenblum seeking a Special Permit 3.2 (b) accessory structure closer to street than principal structure to allow construction of new 22' x 20' carport.

Mr. Rosenblum speaks on the application.

They are currently parking 7' from the house towards the road. This parking area has been there for over 20 years and was previously a full garage. The area sits under some trees and they would like to put a roof over their cars, as this is the only place for them to park. This area is only partially visible by the street.

The Chair calls for questions by the Board and there are none.

Speaking in favor: None

Speaking in opposition: None

The Chair calls for discussion by the Board and there is none.

The Chair gives positive comments on the property and the project, reminding the Applicant not to go over the 20' in height.

Ms. Schlichte moves to approve a Special Permit 3.2 (b) accessory structure closer to street than principal structure to allow construction of new 22' x 20' carport.

Mr. Nimon seconds

All in favor, 4-0

26 Brooks Rd.

Deborah Eliason, Esq. of Eliason Law Offices, 64 Middle Street, Gloucester , is representing, Richard Martelli seeking modification of plans approved 1/9/20 ZBA Special Permit 1.9, 2.4.3, 2.4.5, Variance 3.2 right side yard to allow demolition of the existing structure and construction of a new 2 story structure.

Atty. Eliason is present with Architect Jason Gove and Mr. Martelli.
The Chair promotes Mr. Gove to a panelist at Atty. Eliason's request.

Atty. Eliason shares her screen. Her client is before the Board this evening to modify the relief granted to him at the 1/9/2020 meeting. There are no changes to the relief or footprint of the original plans submitted with the original application, however, between filing the application and the January 2020 meeting, Mr. Martelli learned that must demolish the entire dwelling due to structural issues. At that point it was too expensive for Mr. Martelli to build the second floor with conventional construction, so he amended the plan before the hearing to reduce the size of the second floor. Since this time, he has investigated Modular homes and has found that he can carry out his original plans at a more reasonable price.

Mr. Marelli is here this evening requesting that the Board approve the modification allowing him to use the first plan and build the home that he wanted to build in the beginning. He has reached out to abutters and two of them have sent letters in support.

Mr. Gove goes over the comparison of the 2 sets of plans showing how it went from a 1.5 story back to a 2 story home with a decrease in the pitch in the roof.

The Chair calls for questions by the Board.

Mr. Sanborn asks Mr. Gove if the exact plans are being drawn by the manufacturer and he confirms that they are. Mr. Sanborn asks to have the name of the manufacturer email to him.

Speaking in favor: None

Speaking in opposition: None

The Chair calls for discussion by the Board and some of the members give their opinions on the project and changes.

Mr. Sanborn questions what the changes will be and suggests that the Board can rule that there is no increase in non-conformity. The Members discuss how this can be done.

The Chair asks Atty. Eliason her opinion and she discusses Mr. Sanborn's suggestion with him.

Ms. Schlichte moves that there is no increase in the non-conforming nature the modification of the modified plans.

Mr. Nimon seconds
All in favor, 4-0

Ms. Schlichte moves to approve the modification of plans.

Mr. Nimon seconds

All in favor, 4-0

Mr. Sanborn informs Atty. Eliason that she must fill out a form with the Clerk regarding the no increase in non-conformity.

Board Discussion:

Motion to adjourn was made at: 7:30 PM

Motion by: Ms. Schlichte

Second by: Mr. Nimon