



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

**ZONING BOARD OF APPEALS  
Remote Participation Meeting Minutes  
June 10, 2021**

**Board Members Present:**

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

**Alternate Member**

James Gigliotti

**Also in Attendance:**

Sefatia Romeo Theken, Mayor  
Bill Sanborn, Building Commissioner  
Greg Cefalo, Zoning Enforcement Officer- Absent  
Alison Battle, Clerk

**Approval of Minutes:**

Ms. Pratt moves to approve the minutes of 4/15/2021, 4/29/2021 and 5/13/2021 as they are written.

Mr. Cannavo seconds  
All in favor, 4-0

**Old Business: None**

**New Business:**

**1 Babson Ct.**

Petition of 1 Babson Court Realty Trust seeking Variances for front yard, side yard, rear yard and a Special Permit to exceed maximum allowable building height to allow demolition of existing 3 story, 3 family structure and construction of a new 3 story structure.

There are not enough members present at this evenings meeting for a quorum due to a conflict of interest for one of the members.

Ms. Pratt moves to continue this application to the 6/17/2021 meeting.

Mr. Cannavo seconds  
All in favor, 4-0

### **8 Angle St.**

Petition of Bart & Heather Driscoll seeking a Special Permit 1.9 alter/expand a non-conforming structure to allow construction of a new 2 story deck and stairway.

Joel Favazza, Esq., Seaside Legal Solutions, 123 Main St. is present to represent this application and requests that the application be withdrawn without prejudice.

Ms. Pratt moves to withdraw this application without prejudice.

Mr. Cannavo seconds  
All in favor. 4-0

### **18 Trask St.**

Petition of A1 Construction Solutions Corp. seeking Special Permits 1.9 alter/expand a non-conforming structure, and 2.3.1 # 6 change of use 1 to a 3 family to allow an attached addition to existing structure to create 2 additional units to convert from a 1 to a 3 family.

The Board received a request from Atty. Wilhemina Sheedy to continue this application to another meeting date.

Ms. Pratt moves to continue this application to the 6/24/2021 meeting.

Mr. Cannavo seconds  
All in favor, 4-0

### **16 Fort Square.**

Deborah Eliason, Esq. of Eliason Law Offices, 63 Middle St. is present to represent, Joban Properties, LLC seeking Special Permit 1.9 and Special Permit 2.4.3 to allow renovation of existing two family home, a non-conforming structure on a conforming lot.

This is a non-conforming structure on a conforming lot. They are looking to renovate an existing 2 family structure by extending the third floor to add more living space. They would like to redo the existing deck and attached stairs. This will make the deck more compliant. They will also be adding 2 additional parking spaces to the existing 2 spaces. The Applicant will be living in 1 unity and renting out the other unit.

The Chair confirms with the Building Commissioner that there is no need for a Special Permit for height and Mr. Sanborn states that there is not because it is already non-conforming.

Speaking in favor: None

Speaking in opposition: None

Mr. Sanborn questions the height of the new retaining wall.

Katy Finkenzeller, Architect with S.V. Designs, 126 Dodge St., Beverly, MA states that it does not need relief because it does not exceed 6'.

Ms. Pratt moves to approve a Special Permit 1.9 and Special Permit 2.4.3 to allow renovation of existing two family home, a non-conforming structure on a conforming lot.

Mr. Cannavo seconds  
All in favor, 4-0

#### **4 Bayfield Rd.**

Petition of Randall Warren seeking Variances for front yard, side yard, distance between buildings, definition of accessory structure/use to allow construction of new detached storage barn 24' x 42'.

Mr. Warren owns both # 2 and # 4 Bayfield Rd. He is requesting to build an accessory building on # 2, which is an unbuildable lot due to the Square footage of the lot. He would like to build a 24' x 42' barn to house his collectable cars. Mr. Warren has received several letters in support by his neighbors.

The Relief that is needed is discussed along with the height difference between the house and the accessory structure.

The Chair states that 1 piece of this property merged for Zoning Purposes and that this is a corner lot.

The Chair reads the definition of an accessory building from the GZO.

The Board discusses what the hardship would be in order to grant this petition.

Speaking in favor: None

Speaking in opposition: None

Ms. Pratt moves to approve a Variances for front yard, side yard, distance between buildings, definition of accessory structure/use to allow construction of new detached storage barn 24' x 42'.

Mr. Cannavo seconds

All in favor, 4-0

#### **Discussion by the Board:**

Wilhemina Sheedy, Esq. is in the audience. She is representing the Applicant for 18 Trask St. and is unable to attend the 6/17/21 meeting that this application was continued to.

Ms. Pratt moves to withdraw her previous motion regarding 18 Trask St. and continue this application to the 7/8/2021 meeting.

Mr. Cannavo seconds

All in favor, 4-0

Ms. Pratt moves to adjourn at 7:45 PM

Seconds: Mr. Cannavo

All in favor: 4-0