



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

**ZONING BOARD OF APPEALS  
Remote Participation Meeting Minutes  
July 8, 2021**

**Board Members Present:**

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

**Alternate Member**

James Gigliotti - Absent

**Also in Attendance:**

Bill Sanborn, Building Commissioner  
Greg Cefalo, Zoning Enforcement Officer- Absent  
Alison Battle, Clerk

The following statement is read by the Chair at the opening of the meeting:

This meeting is recorded by video and audio in accordance with state Open Meeting law. Pursuant to Section 20 of Chapter 20 of the Acts of 2021, this meeting will be conducted by remote participation.

The Chair recognizes the Members present. We have 1 member absent this evening.

**Approval of Minutes:**

Ms. Schlichte moves to approve the minutes of 6/24/2021 as they are written.

Mr. Nimon seconds  
Mr. Cannavo abstains  
All in favor, 4-0

Ms. Schlichte moves to approve the minutes of 6/26/2021 as they are written.

Mr. Nimon seconds  
Mr. Cannavo and Ms. Pratt abstain  
All in favor, 3-0

## **New Business:**

### **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.

This application was before the Board at the last meeting and was found that it needed to be amended and re-advertised. This morning at approximately 9 AM a complete application and plans with amendments were delivered to our office with the expectation to get onto this evenings meeting. The Building Commissioner has not had a chance to view these new documents, nor have the members received them. Mr. Sanborn suggests that they withdraw the application and resubmit it as a new application. There will be no new application fee.

Attorney Wilhelmina Sheedy, 76 Main St. is in agreement to withdraw this application and re-file it.

Ms. Schlichte moves to withdraw the application for the 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 without prejudice.

Mr. Nimon seconds  
All in favor, 5-0

### **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.

Ms. Pratt and Mr. Cannavo recuse themselves.

The Chair announces that there are not enough members present this evening to hear this application.

Ms. Schlichte moves to continue this application to the 7/29/2021 meeting.

Mr. Nimon seconds  
All in favor, 3-0

### **3 Windemere Rd. (formally 69 Atlantic Rd.)**

Petition of Paula Fallon seeking a Special Permit to alter/expand a non-conforming structure 2.4.5 and Variance for front yard setback 1.7.2 to allow petitioners to demolish existing structure and rebuild.

The Petitioner was before the Board in February 2021 to split the lot on 69 Atlantic Rd. to create 3 Windemere Rd. When they looked into expanding the existing cottage house they learned that they are in the FEMA flood zone and the building must be lifted onto piles to be compliant. They instead would like to move the house to the center of the lot. This would place the building 10' off of the property line instead of the 15' that they are currently. The neighbors at both 65 and 67 Atlantic Rd., who would be affected, are both in support of these plans. The neighbors at 71 Atlantic Rd. requested more information and detailed plans and are now that it has been supplied, are also in favor of the project. They will continue to meet with the neighbors regarding plantings, screening and the right of way between the houses and have come to an agreement regarding maintenance and snow removal.

Questions by the Board:

Mr. Sanborn confirms that the new plans for the house are going on the same foot print shown on the site plan dated 1/31/2021 and revised 6/1/2021 and it is agreed that it is the same.

Speaking in favor:

Len McGrath states that they are great neighbors and the changes will only be viewed by 3 neighbors. He is completely in favor.

Speaking in opposition: None

Discussion by the Board:

This property has 2 front yards. It is a small building on a weird shaped lot. This is a huge improvement to the property.

Ms. Schlichte moves to approve a Special Permit to alter/expand a non-conforming structure 2.4.5 and Variance for front yard setback 1.7.2 to allow petitioners to demolish existing structure and rebuild.

Mr. Nimon seconds  
All in favor, 5-0

**Discussion by the Board:**

The Board discusses Atty. Nesters letter regarding 80 Commercial Street's request to continue until 45 days after the Board begins to meet in public. The City Solicitor looked into this and an extension has been signed by the Petitioner and there is no issue in granting this request.

The Board discusses when they will get back to in person meetings.

There are decisions that there ready to be signed in the office.

We are still in need of a Board Member.

Ms. Schlichte moves to adjourn at 7:30 PM

Seconds: Mr. Nimon  
All in favor: 5-0