



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

ZONING BOARD OF APPEALS
Meeting Minutes
7:00 P.M., JULY 28, 2016
Kyrouz Auditorium, City Hall

Board Members Present: Francis S. Wright, Chairman
David B. Gardner, Vice Chairman
Leonard A. Gyllenhaal, Secretary
Michael C. Nimon
Joseph Parisi, III
Alternates: Sage Wolcott
Kris Howard

Meeting was called to order by the Chairman

Old Business: None

Continued Cases:

44 Rowley Shore: Applicant's attorney Sal Frontiero opened the continued hearing, presenting a revised plan in response to the neighbors' objections to the project. Contractor Chris McCarthy spoke in favor, indicating the house has been moved further back from the road, trying to make it more conforming. Mr. McCarthy also indicated that the house could be moved further away from the Peterson property line, could be lowered somewhat and a hip roof substitute to the rear of the house, all of which would at least partially alleviate neighbors' concerns.

No one spoke in favor of the project.

Speaking in opposition: Judy Peterson, an immediate neighbor, objected to the size and closeness of the house under the new plan. In rebuttal, Mr. Frontiero indicated that he had tried to work with the neighbors but had been unable to completely satisfy them.

Vote of the Board: Continue until August 11, 2016 so that new plans can be drawn up and idea of selective tree thinning discussion continued.

17-19 Winthrop Avenue: Owners Andrew and Elizabeth Knox of 1 Highland Avenue, Manchester, MA represented themselves on their application for a special permit to alter/expand a non-conforming structure to allow them to rebuild and add to the present structure. They indicated they had done a lot of the work under a previous permit which has since lapsed. Mr. Knox is doing the work himself and

indicated that he should finish the project within a year. The Board noted that the proposed building will be similar to two other houses in the neighborhood.

No one spoke for or against.

Vote of the Board: Unanimously approved.

20 Twilight Avenue: John Albright, architect for Sean and Julianne McNally, applied for a special permit to add a permanent roof structure over and existing second floor deck.

No one spoke for or against.

Vote of the Board: Unanimously approved.

Motion to adjourn was made and seconded.

Chairman closed the meeting.