



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

ZONING BOARD OF APPEALS
Meeting Minutes
7:00 P.M., September 14, 2017
Kyrouz Auditorium, City Hall

Board Members Present: Francis S. Wright, Chairman
Michael C. Nimon
Joseph Parisi, III
Sage Wolcott
Alternates: Adria Reimer-Nicholosi

The Chairman called the meeting to order at 7:00 p.m.

Previous meeting minutes of July 27, 2017, August 10, 2017 and August 24, 2017 submitted for review. Mr. Nimon motioned to accept the minutes as written and Mr. Parisi seconded the motion.

Old Business: None

Continued Business: None

New Business:

130/130R Eastern Avenue:

Attorney Sal Frontiero presents this evening with the applicant, requesting a 1 foot height exception for the front building, #130 and a 5 foot height exception for #130R. There will be two, 2-family homes on the lot(s). This is a very narrow lot; the zoning for the lot(s) is R-10. Due to the topography of the lot, the two houses cannot be staggered which one would normally do to afford each structure views, by adding the additional height, it allows each home to have a view of the ocean and corrects a small design issue encountered early in the development.

No one spoke in favor or opposition.

Vote of the board: Granted

Voting in favor: Mr. Wright, Mr. Nimon, Mr. Parisi, Mr. Walcott, Ms. Reimer-Nicholosi

35 Dennison Street:

Joe Taormina, Architect presents this evening with the applicants. The family is looking to move to Gloucester full time and the renovations will allow more room for them and their children. The additions will not be higher than the existing home. Letters of support from neighbors submitted to the board this evening.

No one spoke in favor or opposition.

Vote of the board: Granted

Voting in favor: Mr. Wright, Mr. Nimon, Mr. Parisi, Mr. Walcott, Ms. Reimer-Nicholosi

82 Holly Street:

Chris McCarthy, 166 Bray Street, presents this evening with the applicant. The applicant would like to change a 1-family home into a 2-family home to allow his children to move back with their family as well as provide care for the parents in the future. The plans are approved by Conservation with an order of condition that the property will be cleaned out, this has already begun and there have been several dumpsters of debris removed. There is support from the neighbors. The applicant agreed to a condition in the Zoning Board Decision that no occupancy permit will be granted until the clean-up and removal of all the trash and debris is completed.

No one spoke in favor or opposition.

Vote of the board: Granted

Voting in favor: Mr. Wright, Mr. Nimon, Mr. Parisi, Mr. Walcott, Ms. Reimer-Nicholosi

8 Wonson Street:

Applicant presents this evening with Frank Zika with an application to amend a special permit to demolish and rebuild an existing home that had recently been before the board for a special permit to alter/expand. At this time after beginning the project it is found that there is structural damage and a demolish and rebuild is required. The applicant relayed this to the neighbors and there is support for the project.

Holly Clay of the Gloucester Historical Commission noted that this house is on the national register as being within a historic district therefore a project notification form must be filed with the Massachusetts Historical Commission.

No one spoke in favor or in opposition.

Vote of the board: Granted

Voting in favor: Mr. Wright, Mr. Nimon, Mr. Parisi, Mr. Walcott, Ms. Reimer-Nicholosi

10 Dennis Court:

The applicant presents this evening seeking a special permit for home occupation, a massage therapy practice. She would see one patient at a time for an approximately 60 minute session. She anticipates seeing 3-4 people a week. There is adequate space for parking. The applicant indicated that the neighbors are in favor of the application, including the neighbor with a studio next to her driveway.

The space in the home used will be less than 25% of the residence and there will be no employees or signage.

Vote of the board: Granted

Voting in favor: Mr. Wright, Mr. Nimon, Mr. Parisi, Mr. Walcott, Ms. Reimer-Nicholosi

Mr. Parisi made a motion to adjourn and Mr. Nimon seconded it.
Adjourned at 7:50 p.m.