



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

ZONING BOARD OF APPEALS

Meeting Minutes

7:00 P.M., September 28, 2017

Kyrouz Auditorium, City Hall

Board Members Present: Francis S. Wright, Chairman
David B. Gardner, Vice Chairman
Joseph Parisi, III
Alternates: Kris Howard
Adria Reimer-Nicholosi

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

Previous meeting minutes of September 14, 2017 submitted for review. Mr. Parisi motioned to accept the minutes as written and Mr. Gardner seconded the motion.

Old Business: None

Continued Business:

7 & 9 Hillside Court:

Attorney Catherine Schlichte presents before the board with her client, Anita Wolovick; the application for 7R Hillside Court has been withdrawn. Applicant is seeking variances in order to go before the Planning Board to change lot lines. Attorney Schlichte provided the board with an amended plan for clarification.

No one spoke in favor of the application.

Attorney Philip Lake, 17 Hammett St, Ipswich representing Debbie & Fred Ferrand of 997 Washington Street and 6 Hillside Court. Mr. Lake indicated he received the proposed plan today and he would appreciate a continuance so that a conversation between attorneys can occur, to get a better understanding of what is proposed. Attorney Schlichte responded that any alterations or changes to the submitted plan(s) or homes included in the plan would have to come before the board before any kind of work or building can begin and a continuance is not necessary.

Mr. Gardner asked if the issues Attorney Lake is posing are issues that need to be addressed at this meeting to which the response was most of the questions pertain to future use and alteration of the structures on the land within this application. As well, Attorney Schlichte indicated that there is an issue of easement access between the two properties and she feels this is an attempt to hold up the application.

Mr. Sanborn indicated that the authority to cover those issues would be the Planning Board, which will be the next step if, or when this application is granted.

Vote of the board: Granted

Voting in favor: Mr. Wright, Mr. Gardner, Mr. Parisi, Mr. Howard, Ms. Reimer-Nicholosi

New Business:

8 Aileen Terrace:

A request to continue the hearing to October 26, 2017 was submitted to the board and accepted.

742 Washington Street:

A request to continue the hearing to October 12, 2017 was submitted to the board and accepted.

1 Harbor Road:

Mr. Gardner recuses himself. Attorney Wilhemenia Sheedy presents to the board for the applicant requesting a special permit. This would be for the addition of two gable dormers to add to the architectural integrity of the property as attic space, this will not add any living space. A deck is also proposed. Many years ago, this property was an Inn and the owner will now be bringing it back to a single-family dwelling. Everyone on the abutters list received a copy of the proposed plan prior to this hearing and letters of support submitted to the board.

No one spoke in favor or in opposition to the application.

Vote of the board: Granted

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

966-966R Washington Street:

Attorney Mark Glovsky presents this evening, Mr. Sanborn asked if the issue of whether this is one or two lots has been resolved. Mr. Glovsky relates the history of this property, as it is a property with two principle dwellings on one lot. Mr. David Arnold, the previous owner of the property is present as well to answer any questions. Many years ago, the Arnold family requested to combine the lots in an effort to lower their taxes. The Assessor's office incorporated the lots together. He provided the board with aerial photographs of the lots while explaining the circumstances. Attorney Glovsky suggested the board put a condition in the decision that 966 and 966R be in different owner names. The current owners acquired the property in January 2017, this was part of a larger tract of land owned by the Arnold family since the late 1960's. At the time of transfer to current owners, the Arnold family placed a conservation restriction plan on the rest of the property. The current owners would like to raze the old 3-bedroom house and rebuild a new 3-bedroom home.

Mr. Sanborn spoke to the combination of the lots by the Assessor's office many years ago. The assessors did have many different ways over the years as to how they would combine lots, in this instance when the lots were merged there were two structures on them, which is what created the zoning violation, two primary dwellings on one lot.

Ellen Levine of Treehouse Design stepped forward to present the new design for the home to be built on the property. This will be a single-family structure, two stories in height. The proposed home will be approximately 1,000 square feet larger than the existing home.

No one spoke in opposition of the application.

Speaking in favor:

David Arnold, 6 Sanderson Ct, primary abutter and former owner, has no objections to the plans.

Vote of the board: Granted with condition that 966 Washington Street be conveyed into separate ownership as a lot containing approximately 14, 275 square feet, as shown on the plan and recognized by the Assessor's office.

Voting in favor: Mr. Gardner, Mr. Howard, Mr. Parisi, Mr. Wright, Ms. Reimer-Nicholosi

2 Boulder Avenue:

Attorney Joel Favazza presents this evening with the owner of the property; he provides the board with 10 signatures of neighbors supporting the project. The original request was for an accessory building with a 5-foot side yard variance; now amended to request 6 feet after conversation with neighbors.

No one spoke in favor or against the application.

Vote of the Board: Granted

Voting in favor: Mr. Parisi, Mr. Howard, Mr. Gardner, Ms. Reimer-Nicholosi, Mr. Wright

2 Starknaught Heights:

Nicole Arvanites of Treehouse Design presents with applicants, seeking a special permit allowing owners to rebuild front steps with a covered roof and rebuild a screen porch. She provided the board with letters of support from abutters who have been informed of the application and requested changes.

No one spoke in favor or against the application.

Mr. Howard asked why the screen porch is in the location chosen to which Ms. Sassi responded that due to the topography of the lot as well as the structure being a split-level home this was the best choice for location. It is not insulated nor will it have heating or plumbing it would be a three-season space. Mr. Sanborn noted that if the owner wanted to make this into an additional living space then they would not be required to come back before this board. Mr. Wright indicated that conversion requirements of this room can be written into the decision.

Vote of the board: Granted

Voting in favor: Mr. Howard, Mr. Parisi, Mr. Gardner, Mr. Wright, Ms. Reimer-Nicholosi

13 Pond Road:

Julie Sanfillipo, Couture Salon, 108 East Main Street presents before the board this evening requesting a special permit to open a hair salon at 13 Pond Road, a consumer service business in a general industrial district. Ms. Sanfillipo indicated she would like to move her hair salon to this location and in

order to do so she is required to come before the board. The property owner will help her with interior renovations and is supportive of this occupancy. Mr. Wright reminded her that she would have to apply for signage as well and she should speak with someone in the Building Department for guidelines and permit requirements. Mr. Sanborn clarified for Ms. Sanfillipo she can begin pulling permits for interior work but her change of use permit cannot be issued until the 20-day appeal period ends.

No one spoke in favor or opposition to the application.

Vote of the board: Granted

Voting in favor: Mr. Gardner, Mr. Parisi, Mr. Howard, Ms. Reimer-Nicholosi, Mr. Wright

57 Bass Avenue:

Colleen Anderson presents before the board requesting a special permit to build a sunroom off the back of her home, she has acquaintances and friends that are in construction and carpentry that will be able to provide services for her.

No one spoke in favor or in opposition of the application.

Vote of the board: Granted

Voting in favor: Ms. Reimer-Nicholosi, Mr. Howard, Mr. Parisi, Mr. Gardner, Mr. Wright

Mr. Gardner brought up the issue of site visits and access to adjacent properties, the clerk of the board was asked to contact representation for the owners of 8 Aileen Terrace and the abutter for permission to come onto their property for a full perspective of the proposed structure.

Mr. Parisi. Motioned to adjourn and Mr. Howard. Seconded the motion.

Adjourned at 8:52 p.m.