



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

ZONING BOARD OF APPEALS
Meeting Minutes
7:00 P.M., January 25, 2018
Kyrouz Auditorium, City Hall

Board Members Present: Francis S. Wright, Chairman
David B. Gardner, Vice Chairman
Michael C. Nimon
Joseph Parisi, III
Sage Walcott

Alternates: Kris Howard
Adria Reimer-Nicholosi

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

Previous meeting minutes to be reviewed by the board and voted on at the next meeting.

Continued Business:

Rules of Procedure to be discussed at the end of the meeting, after public hearings.

New Business:

New Hearings:

87-R Wingaersheek Rd: Mr. Walcott recuses himself. Attorney Mark Glovsky presents this evening for the applicant, Anne Davis along with Chris Sabelli of Windover Construction, April Ferraro of Meridian Engineering and Diane Murphy of Ruth Bennett Architect offices. The owner is not present. Purchased in August of 2017, 18,000 square feet, lot created in 1960; it is R-20 zoned. The current structure was built in 1997 a special permit was granted by the Zoning Board for this project. Multiple handouts presented to the board at this time, including a map of the area, 1996 ZBA Decision, 2 sets of plans reflecting conditions prior to 1996 and the proposed plans at that time as well as a list of rationale for the application and a letter from an abutter. Mr. Wright asked if this has gone to the Conservation Commission, Attorney Glovsky indicated the application has been filed. The applicant would like to move the main entrance of the existing structure from easterly side to the front, southerly side of the building and construct a covered wraparound porch, therefore the request for a special permit to alter/expand and a variance for side yard setbacks.

No one spoke in favor of the application.

Speaking in opposition:

Michael Galasso, 6-8 Pebble Path, esthetically it is pleasing, however, has two concerns, nothing in plans that speaks to technique to be used building the porch, will the dune be preserved and protected during the project? As well, they are adding more decking; there is a problem brewing with Airbnb rentals, etc., and a large deck is an invitation to large crowds.

Mr. Sanborn said that if the board is considering approving the application request then a condition be added to the decision that the building will be fitted with a sprinkler system as the homes are very close together in this area and fire equipment has a difficult time accessing some properties.

Mr. Parisi stated he considers this an incomplete application; there was more information received this evening than was included in the submitted application packet. Mr. Gardner agreed. Ms. Reimer asked if the hearing should be continued until the Conservation Committee votes on the application before them.

Mr. Nimon motioned to continue to March 8, 2018. Mr. Parisi seconded.

24 Beach Road: Attorney Salvatore Frontiero presents this evening with the applicants. The lot is narrow it is located in an area zoned R-20. This is a non-conforming structure on a non-conforming lot. To the rear, is Bass Rocks Golf Club, in the front a street, there would be no detriment to the neighborhood by approving this application.

Attorney Frontiero stated for clarification that the request is to expand a porch, not cover or enclose it.

No one spoke in favor or in opposition.

Vote of the board: Granted

Voting in favor: Mr. Gardner, Mr. Nimon, Mr. Parisi, Mr. Walcott, Mr. Wright

1 Wheeler Point Road: Jack Campbell, Architect comes before the board this evening for the applicant, when before the board previously a decision was granted allowing the owner to add a second floor to the structure. When the project started, the structure was in such bad shape it will need to be demolished and rebuilt, that is why Mr. Campbell is before the board this evening. Mr. Wright asked if Mr. Campbell felt that tearing down and re-building could be done by summer. Mr. Campbell indicated that is the intent, the owners have another place to stay during the work and hope to have it done quickly.

No one spoke in favor or against the application.

Vote of the board: Granted

Voting in favor: Mr. Parisi, Mr. Walcott, Mr. Nimon, Mr. Gardner, Mr. Wright

Board Discussion:

Rules of Procedure. Attorney Chip Payson, City Solicitor is present for the conversation. The roll call for voting discussed; agreed upon was that the Chair of the board votes last. Eight will be the number of applications to appear on an agenda, this will include continued hearings. Mr. Gardner moved to approve the rules of procedure be approved as set forth with the changes made tonight. Mr. Wright seconded the motion.

Vote of the board by roll call: Approved.

Clerk of the board to send to attorneys and file with the City Clerk, it will also be posted on the City Website, Zoning Board of Appeals page.

Mr. Parisi motioned to close the Public hearings and Mr. Nimon seconded.

After reading the required Executive Session preamble, Chair Francis S. Wright stated, "I hereby announce that the roll call vote for Executive Session is 7 in favor 0 opposed. We shall now convene into Executive Session and will not reconvene as public meeting has ended."

The Executive Session was convened at 8:10 p.m. and was ended at 9:20 p.m. by roll call vote. No other motions were entertained during the Executive Session.

By unanimous consent, the Zoning Board of Appeals voted to adjourn Executive Session and not reopen the prior closed public hearing in the Kyrouz Auditorium.

Roll call: Mr. Gardner, Mr. Parisi, Mr. Walcott, Mr. Nimon, Ms. Reimer, Mr. Howard, Mr. Wright

Adjourned at 9:30 p.m.