



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

ZONING BOARD OF APPEALS
Meeting Minutes
7:00 P.M., April 26, 2018
Kyrouz Auditorium, City Hall

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

Alternates: Kris Howard
Adria Reimer-Nicholosi

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

Attorney Sal Frontiero appeared to request a continuance for the hearing scheduled for 81 Eastern Point Boulevard, the request was to continue to May 10, 2018, the board indicated the continuance would be to May 31, 2018. Mr. Parisi motioned to continue the hearing to May 31, Mr. Nimon seconded.

Continued Business:

31 Old Salem Rd: Attorney Joel Favazza appears this evening representing the applicant. A power point presentation has been prepared and copies of the presentation are provided to the board. Attorney Favazza related the history of the parcel of land and the taking of land by the City of Gloucester, MA. 3,00 sf house, 1500 sf garage.

Mr. Howard asked about questions posed by abutting neighbors and water run-off in this area. Mr. Sanborn indicated when going for a building permit there would have to be assurance new drainage would not affect it.

No one spoke in support or opposition.

Vote of the board: Approved

Voting in favor: Mr. Nimon, Mr. Walcott, Mr. Howard, Ms. Reimer, Mr. Wright

New Business:

1-A Bittersweet Road: Attorney Sal Frontiero presents with the applicants seeking a variance for access to a lot other than through existing frontage. A variance had been granted previously and the applicant would like this renewed.

No one spoke in favor or in opposition.

Vote of the board: Approved

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

93 Prospect Street: Attorney Catherine Schlichte presents on behalf of the applicant, Action Inc., currently preexisting nonconforming 4 family dwelling. The third floor is only a part of the complete structure, an addition would create another small, studio apartment, affordable housing in nature. Purchased 3-4 years ago and has always been a four family dwelling. There is no off street parking on the property.

Mr. Wright asked if seeking a special permit or variance for parking, special permit is requested?? 3 special permits requested in all. Mr. Wright asked if this is affordable housing or low-income housing ie; subsidized housing.

Maggie Howard, executive director of housing for (check for accuracy) Action indicated affordable, as it is lower than market rate in the city, not subsidized.

The building height will not change.

No one spoke in favor or in opposition.

Vote of the board: Approved

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

116 East Main Street: Attorney Sal Frontiero presents with the applicant as well as Architect, Dan Ottenheimer, all two-bedroom units, elevator and drive under 2-car garages. Immediate abutter was briefed on the project, theirs is a building is similar to this proposal and there is no objection. The abutter on the other side also is in support of the project. Other abutters are present this evening and they have been given a full review of the project.

The applicant proposes to install a sidewalk where there is none at this time. Mr. Wright asked about lot area per dwelling request that will have to go to the City Council. Requires 5,000 and have just over 3,000 sf. One unit would be “affordable housing” eligible. The unit will be the same as the other units in the buildings. Landscape and streetscape will be part of the project. Eight guest-parking spaces will be provided; all screened by landscaping.

Mr. Wright asked where is the hardship, lot shape, ledge, wetlands, and cost of site preparation etc., there has been concern voiced over blasting of the ledge by abutters.

Mr. Gardner stated a lot of mass in a small area is his concern. Suggests a site visit, where each building site is marked on the ground for visual consideration.

Mr. Parisi can see request for height due to steep slope at back of property, his concern is the 8 foot left side setback, it seems tight. Is the 30-foot wide driveway a dimensional requirement? There is a right of way shared with the property next door. The width is a requirement for access by fire equipment. Mr. Sanborn indicated there is a restriction of 25 feet maximum width for driveways.

Speaking in favor, Joel Favazza on behalf of current owner, Son LLC,

Rob Russell 40 Rockport Rd, precedent to this in 1988 14 units went onto Rockport Rd, 30+ years later the whole street has changed now, no longer filled with abandoned parking lots and no blight. This conversion would benefit East Main Street in the same way.

Rebecca Borden 14 Pilots Hill, major abutter behind the property. In communication with Attorney from beginning, opposed the restaurant owner now selling the property and their request for a liquor license there. Now that off the table, they accept the direction the property is going. In favor of the water run-off plan, pleased with the change in the traffic pattern as well. Supports a substantial boundary line as well, happy there is affordable housing included in the project. Question the density of the units, the building next to this site is in fact one of the tallest buildings in Gloucester.

Construction cost estimate. Unknown at this time. Mr. Parisi asked if there would or would not be blasting? There would be hammer but not blasting to remove the ledge.

Site visit Saturday May 12 at 9:00 a.m. with areas marked out as previously requested, height and width of structures.

Continued to May 31, 2018.

7 St. Anthony Lane: Ms. Reimer recused herself. Jerry Caserta, contractor for the project presents this evening representing the homeowner, 23 x 14 deck on side of home, requiring a variance to intrude on the side yard setback. Mr. Wright asked about the two site plans included in the application, neither include dimensions.

No one spoke in favor or opposition.

Vote of the board: Approved

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

3-1/2 Williams Court: Applicant presents this evening requesting a variance to put in an in-ground swimming pool. Direct abutters were informed; a concrete retaining wall will be built along the perimeter of the property at the request of a direct abutter. Side yard variance requested for 4 feet.

Roger Duchene 5 Williams Ct, spoke with applicant, the wall that is there is poorly built, applicant is willing to replace the wall and Mr. Duchene wanted it on record that it would be a proper retaining wall, the old one being removed. As well, he has a lilac tree on his property that will not survive the construction of the new wall, it is helpful for privacy, the applicant is willing to replace this and the applicant would like an arborvitae approximately 9 feet high. He would also request that the placement

of the pool pump be considered as the previous owner had a pool and the pump ran frequently and was loud. Mr. Nimon suggested that while the installation of the arborvitae not be a condition of the decision it should be noted in the decision that it was agreed upon by the applicant at the hearing. Mr. Parisi conditions agreed to retaining wall to be replaced similar to what is there now and the agreement of applicant to replace tree and location of pool motor be located so as not to be offensive to the abutter.

Vote of the board: Approved

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

Mr. Gardner extended thanks to Mr. Wright who is attending his last meeting as a ZBA member this evening.

Motion to adjourn was made by Mr. Parisi, seconded by Mr. Nimon

Adjourned 9:12 p.m.