

TOWN OF SALISBURY
Zoning Board of Appeals
5 Beach Road
SALISBURY, MASSACHUSETTS 01952
978-462-7839

April 8th, 2014
7:00 P.M.

MINUTES

Members Present:

Susan Pawlisheck, Derek DePetrillo, Kevin Henderson, Beth Gandelman

Old Business

Case No. 14-03
Glen Marshall
67 Atlantic Avenue (Map 32 Lot 128C)

Request for a **Finding** to expand an existing condo unit an additional 1 ½ stories

4 member board.

The applicant is requesting a Finding to add an additional one and half stories to an existing condo unit. The unit is a pre-existing non-conforming structure located in the R-3 district. The condo unit is currently a one story building; the applicant intends to add a second story that will have a bedroom and bathroom, and a third half story that will have an enclosed interior space and an outside deck. The height will be within the height restriction. There will be no change in the 24' x 27' footprint of the building and there will be no greater intrusion on the setbacks.

ABUTTERS.

Harry French, 67 Atlantic Ave #2: Mr. French is in favor of the project and offers his support.

Terry & Angela McAlister, 67 Atlantic Ave #1: The McAlister's sent an email that was submitted at the April 8th meeting stating that they have no objections to the project.

Motion made by Susan to grant the Finding stating that the proposed alterations will not be more detrimental to the neighborhood. Motion seconded by Derek. Susan, Derek, Kevin, and Beth vote unanimously to approve the Finding.

Vote, 4 in favor, 0 opposed.

Motion passes.

Variance Extension

Jerry and Joan Klima

20 Second Street (Map 7 Lot 1)

Request for a 6-month extension of a Variance granted January 31, 2013 for the construction of a single family dwelling

4 member board.

The applicant is requesting an extension to a variance granted January 22nd, 2013 for the construction of a single family dwelling. The variance is set to expire in May 2014 and the applicant is looking to begin construction at a later date. In the meantime, the applicant would like to build a 30' x 22' storage garage, in the 30' x 80' approved building area. The applicant is planning to incorporate the garage into the home at a later date.

Motion made by Derek to grant the 6-month Variance Extension including the language that the building built will be a residential garage. No second. Motion fails.

Motion made by Kevin to grant the 6-month Variance Extension. Motion seconded by Derek. Susan, Derek, Kevin voted in favor of the 6-month Variance Extension. Beth voted against the 6-month Variance Extension.

Vote, 3 in favor, 1 opposed.

Motion does not pass.

Variance Extension denied.

New Business

Case No. 14-05

Seth and Belinda Traub

438 No. End Blvd (Map 35 Lot 200C)

Request for a Finding to raze an existing home and construct a single family dwelling that does not meet the height restriction.

4 member board.

The applicant is requesting a Finding to raze an existing structure and construct a single family home that will not meet the height restriction. This is a pre-existing non-conforming structure. The new structure will be built within the current footprint. The new structure will split the V15 and V19 velocity zones and the Conservation Commission has approved the house to be built with 9' of floodwater clearance; due to this the new structure will not meet the height restriction. The structure will be 38' 4" tall. The location of the front door will remain the same and the shed that currently sits on the property will be removed but not replaced.

Abutters were present but none wished to speak.

Motion made by Kevin to grant the Finding stating that the proposed alterations will not be more detrimental to the neighborhood. Motion seconded by Beth. Susan, Derek, Kevin, and Beth vote unanimously to approve the Finding.

Vote, 4 in favor, 0 opposed.

Motion passes.

Correspondence

None.

Minutes

February 25th, 2014

Motion to approve from Kevin. Second from Derek. Susan, Derek, Kevin, and Beth vote unanimously to approve the Finding.

Vote, 4 in favor, 0 opposed.

Motion passes.

March 25th, 2014

Motion to approve from Kevin. Second from Derek. Susan, Derek, Kevin, and Beth vote unanimously to approve the Finding.

Vote, 4 in favor, 0 opposed.

Motion passes.

Motion to adjourn from Kevin.

Second from Derek.

Vote, 4 in favor, 0 opposed.

Date: _____

Susan Pawlisheck - Chair

Derek DePetrillo - Clerk

Kevin Henderson

Beth Gandelman

Respectfully submitted by Jessica Mullen:

Jessica Mullen

Date