

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

March 25th, 2014
7:00 P.M.

MINUTES

Members Present:

Derek DePetrillo, Kevin Henderson, Beth Gandelman, Ed Hunt

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

Kevin Henderson recused himself on account that he is an abutter. No quorum to hear the case, continued until the next meeting or until there are enough members to hear the case.

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. Original Variance request was for the construction of a single family home. At this time, Jerry and Joan Klima would like a 6-month extension of their original Variance and at this time they will only be constructing a barn that would later be incorporated into the home. Beth, Kevin, and Ed were not on the Board when the original Variance was granted. No abutters present.

Motion to continue until the next meeting (April 8, 2014) from Kevin. Second from Beth. Vote, 4 in favor, 0 opposed.

New Business

Case No. 14-04

RC Realty Trust, John Cormier

32 Seabrook Road (Map 21 Lot 44)

Request for a Finding to raze an existing mobile home and barn/garage and construct a single family dwelling

The applicant is represented by Lisa L. Mead, Esq., Blatman, Bobrowski & Mead, LLC, 30 Green Street, Newburyport, MA 01950. The applicant is requesting a Finding to raze an existing pre-existing non-conforming mobile home, and construct a single family dwelling. The new home will improve on the front yard, side yard, and back yard setbacks and will have less square footage on the lot than the existing mobile home. The barn/garage in the rear of the lot will be razed and will not be reconstructed. The left rear corner is close to the lot line but there is currently a stone wall running along the lot line that will remain. The original plan was for a 28' x 42' design but the final plan is now 28' x 38'. New plans will be submitted to the building inspector.

Abutters.

Bryan Roy, 36 Seabrook Rd: Would like to know when construction would likely start? Ms. Mead stated that construction would likely begin in the spring after the septic permit has been pulled.

Marie Libby, 34 Seabrook Rd: There is currently a tree that sits on her property that overhangs the mobile home on 32 Seabrook Rd; Ms. Libby would like to know if she will be responsible financially for removing that tree if it is in the way? Ms. Mead stated that it is her understanding that the contractor will take care of any tree removal.

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

Vote, 4 in favor, 0 opposed. Motion passes.

Correspondence

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Letter regarding 40B updates.

Minutes

February 25th, 2014 – no quorum to approve, will approve at the next meeting.

Motion to adjourn from Kevin.

Second from Ed.

Vote, 4 in favor, 0 opposed.

Date: _____

Derek DePetrillo - Clerk

Kevin Henderson

Beth Gandelman

Ed Hunt

Respectfully submitted by Jessica Mullen:

Jessica Mullen

Date