



TOWN OF SALISBURY
Zoning Board of Appeals Hearing
Colchester Room @ Town Hall, 5 Beach Rd

MEETING MINUTES- PUBLIC HEARING

Hearing Date: June 11, 2019 @ 7:00 pm

Members Present: Susan Pawlisheck (Chairperson), Derek DePetrillo (Secretary), Kevin Henderson, Linda Tremblay, Paul Descoteaux, Drew Dana (Alternate)

Member (s) Absent: None

Additional Persons Present: Scott Vandewalle, Building **(Inspector)**/Zoning Officer

(Chair) person Pawlisheck called the meeting to order @ 7:00 pm.

1. Continued Public Hearings

Case No. 19-11 Petition for Relief- Finding (by Special Permit) to allow for the extension or alteration of a pre-existing, non-conforming structure.

Address: 187 Atlantic Ave. **Map 31, Lot 23**

Applicant(s): Michael Suprenant, Northeast Properties & Investments LLC

(Chair) reads an email aloud asking for a continuance of this case to the next scheduled meeting.

(Mr. DePetrillo) makes a motion to continue Case 19-11 to the next meeting on July 9th. **(Mr. Henderson)** seconds the motion.

VOTES: Ms. Pawlisheck, Mr. Descoteaux and Ms. Tremblay vote in favor of the motion. All members express their vote individually and verbally. (5-0). Motion passes.

(Chair) then hands out Town Counsel opinion on Case 19-11.

2. New Public Hearings

Case No. 19-12 Petition for Relief- Finding (by Special Permit) to allow for the extension or alteration of a pre-existing, non-conforming structure.

Address: 332 North End Blvd.

Map 34, Lot 86

Applicant(s): Gary J. Sandler

(Chair) makes clear that there is a (5) member board and all will vote. An alternate is present if needed.

(Mr. Ron Laffely) approaches the podium and will represent the applicant; who could not make it. **Mr. Laffely** explains the current structure and the proposed work such as taking off the second floor deck, move it back towards the building and make it more of a balcony.

(Mr. Laffely) explains there are letters from the abutters in the Board packages on whom the project would have the most impact. He refers to the site plan handout which indicates that all the neighbor's homes are built on double lots and close to each other; built pre 1978. The site has changed; it is now in the flood and velocity zone. **(Mr. Laffely)** explains the plan; new room off master bath and front balcony. There will also be a shade roof added. The applicant has to keep it under the 50% market value so that is why the scope of work has been limited. On ground floor is a concrete bunker. The plan is to put 4 piers underneath it. **(Mr. Laffely)** states the project is minor; the hope is to give a beach like appearance to the house. It was built in 60's; they will upgrade the siding and add a lot of shading to the ocean side.

(Mr. Laffely) states his client is there for a Finding by Special Permit because a portion of the home is being taken off but less of a dimensional amount is being added back in.

(Chair) confirms the ground floor is the same non-conformance that it was. **(Mr. Laffely)** confirms yes.

Abutters? None present; only the ones that wrote in the letters included in the packages.

(Mr. Henderson) makes a motion to grant a Special Permit for 332 North End Boulevard as the structure will not be more detrimental to the neighborhood. **(Mr. DePetrillo)** seconds the motion.

VOTES: Ms. Pawlisheck, Mr. Descoteaux and Ms. Tremblay vote in favor of the motion. All members express their vote individually and verbally. (5-0). Motion passes.

Case No. 19-13 Petition for Relief- Finding (by Special Permit) to allow for the extension or alteration of a pre-existing, non-conforming structure.

Address: 3 Commonwealth Ave.

Map 36, Lot 45

Applicant(s): Grant & Linda Donahoe

(Mr. Ron Laffely) approaches the podium and will represent the applicant. His applicants want to make the building more useful in terms of renovations. After working through the 50% market value, it was decided to put a dormer on the 2nd floor for a 2nd bathroom and to make more sleeping area. Also, to get to the current bathroom, you have to go through master bedroom. The new design will allow for egress windows to be installed in the sleeping areas and will be compliant.

(Chair) inquires as to which setback is noncompliant. **(Mr. Laffely)** responds it is the setback to the north.

(Ms. Tremblay) states the staircase in the current home is a circular one; a new staircase will be put in?

(Mr. Laffely) explains they will if there is enough money left. It will be more aesthetic and the current one is not comfortable. That is compliant. The applicants are only looking for approval for the dormer.

Abutters? None.

(Mr. DePetrillo) makes a motion to approve the Finding for 3 Commonwealth Ave as it is not more detrimental to the neighborhood. **(Mr. Descoteaux)** seconds the motion.

VOTES: Ms. Pawlisheck, Mr. Henderson and Ms. Tremblay vote in favor of the motion. All members express their vote individually and verbally. (5-0). Motion passes.

Case No. 19-14 Petition for Relief by Special Permit – Accessory Apartment regarding the addition of an accessory apartment.

Address: 44 True Road

Map 17, Lot 18

Applicant(s): Anne E. Brissette

(Applicant) Anne Brissette approaches the podium and states she is looking to build an accessory apartment above the current living room. The building will go up 1 floor and there will be a galley kitchen on the first floor, and a living room, bedroom and bath on the second floor. The Board looks through the plans.

(Chair) confirms that there are no restrictions on where accessory apartments are built or added on in town. Are they restricted by zones?

(Inspector) states that no, they just have to have 20,000 square feet.

(Mr. DePetrillo) states the applicant has approval from the Planning Board and any issues with sewer/septic were taken care of.

(Mr. DePetrillo) asks the size of the accessory? **(Applicant)** responds 440 sq. feet. There is a total of 880 including what's there. She states she will live in the new apartment.

(Ms. Tremblay) states that after her review of the plans she wants to know how the applicant will access the apartment. **(Applicant)** explains through the front door and there is a back door also. The bigger house has its own front and back door also.

Abutters? Yes.

Mr. Fred Knowles, 38 True Road. **Mr. Knowles** states he abuts the applicant's property but does not know her. He wants the Board to support her in her efforts for an accessory apartment.

(Ms. Tremblay) makes a motion to approve the application for an Accessory Apartment by a Petition for Relief by Special Permit at 44 True Road. **(Mr. Henderson)** seconds the motion.

VOTES: Ms. Pawlisheck, Mr. DePetrillo and Mr. Descoteaux vote in favor of the motion. All members express their vote individually and verbally. (5-0). Motion passes.

A. Minutes

None

B. Correspondence and Other Board Business

29 Elm Street – site review discussion.

(Chair) explains there was an agreement to do some certain plantings and landscaping. What is currently there are small shrubs which are not what was expected. Based on the opinion of those that live there, they do not comply with the proposed plans. The Board has been asked to intervene on their behalf to see if they are in compliance.

(Chair) asks if 1 or 2 Board members would be willing to do a site review to see if it is in compliance. (Mr. Henderson) volunteers to go. (Mr. Descoteaux) will join him.

(Chair) explains that someone from the YWCA Board notified the Board as the contractor was supposed to hire a landscape architect but they chose to do otherwise. She explains that there would have been conditions on the case.

(Inspector) will reach out to Joe Serwatka, Town Engineer and have him contact Paul and Kevin. He would know about the approved plans and conditions.

C. Items Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting

None

D. Adjournment

- The Board reserves the right to consider items on the agenda out of order. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

(Mr. Henderson) asks one last question; do accessory apartments have to be attached.

(Inspector) answers: Yes.

Motion for adjournment was made by Mr. Henderson, Ms. Tremblay seconds and approved by a 5-0 vote. Meeting is adjourned at 7:35 pm.

Next Scheduled Public Hearing: June 25, 2019

Respectfully submitted by Teresa Mahoney, Board Secretary and accepted at the August 13, 2019 meeting of the Zoning Board of Appeals.

Accepted as Presented;



Chairperson Susan Pawlisheck

Cc: Town Clerk