



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

**MEETING MINUTES- PUBLIC HEARING**

**Hearing Date: September 24, 2019 @ 7:00 pm**

**Members Present:** Susan Pawlisheck (Chairperson), Derek DePetrillo (Secretary), Kevin Henderson, Paul Descoteaux, Drew Dana (Alternate), John Schillizzi (Alternate)

**Member (s) Absent:** Linda Tremblay

**Additional Persons Present:** None-Building Inspector/Zoning Officer absent.

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

**1. New Public Hearings**

**Case No. 19-23 Petition for Relief by Administrative Appeal** regarding an appeal of the Zoning Enforcement letter issued by the Building Inspector dated July 24, 2019.

**Address:** 109-113 Bridge Road

**Map 15, Lots 25 and 26**

**Applicant(s):** Plum Island LLC

**(Chair)** states a request has been made for a continuance of this case to the next meeting.

**(Mr. Henderson)** makes a motion to continue Case 19-23 to the October 8<sup>th</sup> meeting. **(Mr. DePetrillo)** seconds the motion.

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

**Case No. 19-24 Petition for Relief- Finding by Special Permit** regarding a finding for an extension/alteration of a pre-existing, non-conforming structure.

**Address:** 2 Second Street

**Map 7, Lot 9**

**Applicant(s):** Ray Pike

**(Mr. Pike)** approaches the podium and gives a background of the property explaining that after a fire in January, he stated he wanted more attic space so his architect suggested placing dormers for more functionality. This would also allow for a 2<sup>nd</sup> bathroom on the third floor and he will be moving a bedroom up there and will also add a couple of offices; there will not be a kitchen. **(Mr. Pike)** is making these changes to get more living space and functionality. He also states that there was a cupola on the third floor which was not included in the original plan. It was added to the plans by the architect and contractor said he could build it.

**(Chair)** inquires if the footprint is remaining the same? **(Mr. Pike)** confirms yes, it is exactly the same. **(Chair)** confirms Mr. Pike is not extending the non-conformity in any direction. **(Mr. Pike)** responds only 'up'. Sue you are allowed 35 feet. The height of your home is not non-conforming.

**(Mr. Pike)** states he was told by the Building Inspector that he was increasing his living space so that is an extension.

**(Mr. Pike)** presents a picture of the old roof added in the 1970s or 80s and explains there was no functionality added to that space. He now is looking to add dormers and a cupola as it is more reflective of the period of the neighborhood and much more attractive.

**(Mr. Descoteaux)** inquires if the entire structure is being rebuilt and is the original structure gone.

**(Mrs. Wendy Pike)** approaches the podium and explains the original structure was intact after the fire. They added more studs to some of the structure and changed the roof structure on the back of the house.

**Abutters:** NONE

**(Mr. Pike)** explains they will be returning to the Board concerning the garage; it is going to be rebuilt. The garage was a total loss and will be totally redone.

(Mr. Henderson) makes a motion to grant the Special Permit as it won't be more detrimental to the neighborhood. (Mr. DePetrillo) seconds the motion.

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

**A. Minutes**

July 23, 2019 meeting minutes needed to be approved and then signed by the (Chair).

Mr. Henderson makes a motion to accept the minutes; Mr. DePetrillo seconds. Minutes approved by all Board Members.

**B. Correspondence and Other Board Business**

None

**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.

**Motion** for adjournment was made by Mr. DePetrillo, Mr. Descoteaux seconds and approved by a 5-0 vote. Meeting is adjourned at 7:25 pm.

**Next Scheduled Public Hearing: October 8, 2019**

Respectfully submitted by Teresa Mahoney, Board Secretary and accepted at the December 10, 2019 meeting of the Zoning Board of Appeals.

Accepted as Presented;



Chairperson Susan Pawlisheck

Cc: Town Clerk