



TOWN OF SALISBURY
Zoning Board of Appeals Hearing
Colchester Room @ Town Hall, 5 Beach Rd
Meeting was hybrid (in person and remote via Zoom)

MEETING MINUTES- PUBLIC HEARING

Hearing Date: September 14, 2021 @ 7:00 pm

Members Present: Derek DePetrillo (Chair), John Schillizzi (Vice Chair), Paul Descoteaux, Drew Dana, and C.J. Fitzwater (Alternate)

Additional Persons Present: Scott Vandewalle, Building/Zoning Commissioner and Kate White ZBA Admin

Derek DePetrillo called the meeting to order at 7:00 pm.

1. Continued Public Hearing

Case No. 21-16 Petition for Relief – Finding to allow for the extension/alteration of a pre-existing, non-conforming structure for the proposed removal and reconstruction.

Address: 220 No End Blvd

Map: 34, **Lot:** 144

Applicant(s): Garden Primrose LLC, C/O Lisa Mead of Mead, Talerman & Costa LLC

Representing the applicant is, Adam Costa, of Mead, Talerman & Costa LLC.

The applicant is proposing to remove a pre-existing, non-conforming two family home and construct a larger two-family home on pilings, while improving the non-conforming side setbacks and meeting all other dimensional requirements. The northerly side setback will improve from 4 feet to 8 feet where 10 feet is required and the southerly side setback will improve from 7.7 feet to 8 feet where 10 feet is required.

Abutters, Wilma McDonald – 229 No End Blvd, Anne Marie Pattavina – 218 No End Blvd and Renee D’Agati – 222 No End Blvd, voiced concerns with adhering to zoning bylaws and setbacks, size and configuration of the proposed structure, side entrances and privacy.

Mr. Ron Laffely, of Fulcrum Architect, addresses the concerns; windows can be moved for privacy, however, the dunes on the lot restrict reconfiguration of the proposed two family structure.

Attorney Costa reiterates that the applicant is seeking a finding, and the finding analysis is, is the proposed structure substantially more detrimental to the neighborhood than the existing structure.

Chair DePetrillo closes the case for discussion.

MOTION: Mr. Schillizzi makes a motion to approve the finding for Case No. 21-16 at 220 No End Blvd, as the proposed structure is substantially less detrimental to the neighborhood than the existing structure. Mr. Descoteaux seconds the motion.

VOTES: Mr. Descoteaux, Mr. Schillizzi, Mr. Fitzwater and Chair DePetrillo, vote in favor of the motion. Mr. Dana votes opposed. Members express their vote individually and verbally. 4 in favor, 1 opposed. Motion carries.

2. New Public Hearing

Case No. 21-20 Petition for Relief – Variance to request relief from the front yard setback to construct front porch.

Address: 1 Morgan Ave

Map: 20, **Lot:** 101

Applicant(s): Mark Burnham

Applicant, Mark Burnham, would like to construct a 36' x 8' covered farmer's porch. The porch will extend into the front yard setback at 34.2' where 40' is required.

MOTION: Mr. Dana makes a motion to approve the request for a variance from the front-yard setback requirements for Case No. 21-17 at 1 Morgan Ave due to the topography and location of the wetlands on the lot. Mr. Schillizzi seconds the motion.

VOTES: Mr. Dana, Mr. Descoteaux, Mr. Schillizzi, Mr. Fitzwater and Chair DePetrillo, vote in favor of the motion. Members express their vote individually and verbally. 5 in favor, 0 opposed. Motion carries unanimously.

3. Minutes

August 24, 2021 Meeting Minutes

MOTION: Mr. Descoteaux makes a motion to approve the August 24, 2021 meeting minutes as written. Mr. Fitzwater seconds the motion.

VOTES: Mr. Dana, Mr. Descoteaux, Mr. Schillizzi, Mr. Fitzwater and Chair DePetrillo, vote in favor of the motion. Members express their vote individually and verbally. 5 in favor, 0 opposed. Motion carries unanimously.

4. **Correspondence and Other Board Business**

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

6. **Adjournment**

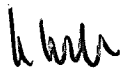
- The Board reserves the right to consider items on the agenda out of order. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

MOTION: Mr. Fitzwater makes a motion to adjourn the meeting. Mr. Schillizzi seconds the motion.

VOTES: Mr. Dana, Mr. Descoteaux, Mr. Schillizzi, Mr. Fitzwater and Chair DePetrillo, vote in favor of the motion. Members express their vote individually and verbally. 5 in favor, 0 opposed. Motion carries unanimously.

Respectfully submitted by Kate White, Board Secretary and accepted at the September 28, 2021 meeting of the Zoning Board of Appeals.

Accepted as Presented:



Chairperson, Derek DePetrillo

Cc: Town Clerk