



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

**AGENDA**

**Hearing Date: October 12, 2021 @ 7:00 pm, in the Colchester Meeting Room**

**1. New Public Hearings**

**Case No. 21-23 Petition for Relief – Finding** to allow for the extension/alteration of a pre-existing, non-conforming structure.

**Address:** 93 Railroad Ave

**Map:** 32, **Lot:** 198

**Applicant(s):** John Burns

**Case No. 21-24 Petition for Relief – Finding** to allow for the extension/alteration of a pre-existing, non-conforming structure.

**Address:** 12 Second St

**Map:** 7, **Lot:** 4

**Applicant(s):** Christopher Hillios

**2. Minutes**

September 28, 2021 minutes

**4. Correspondence and Other Board Business**

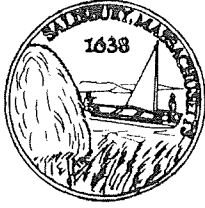
**5. Items Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting**

**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.

**Next Scheduled Public Hearing: October 26, 2021**

**Cc:** Assessor, Director of Planning, Town Clerk, Public Works Dept



**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: October 12, 2021 @ 7:00 pm**

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

**Members Absent:** Drew Dana

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

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

**1. New Public Hearing**

**Case No. 21-23 Petition for Relief – Finding** to allow for the extension/alteration of a pre-existing, non-conforming structure.

**Address:** 93 Railroad Ave

**Map:** 32, **Lot:** 198

**Applicant(s):** John Burns

Michelle Blanchette represents the applicant. The applicant is requesting relief by finding to allow for the extension/alteration of pre-existing, non-conforming structure to raise and relocate structure. Also representing the applicant is Ed Dixon, Engineer from Hancock Associates. Relocating the structure will have the following impact in regards to setbacks: front from -0.19' to +1' where 20' is required, right side from 1.76' to 2' where 10' is required, left side from 8.67' to 10.8' where 10' is required. Rear setback remains conforming.

Building Commissioner reminds the applicant and the Board that a variance will also be necessary in order to raise and relocate the structure.

**MOTION:** Mr. Descoteaux makes a motion to approve the request for a finding for Case No. 21-23 at 93 Railroad Ave, as the alterations/extensions to the pre-existing, non-conforming

structure are not substantially more detrimental to the neighborhood. Mr. Fitzwater seconds the motion.

**VOTES:** Mr. Descoteaux, Mr. Schillizzi, Mr. Fitzwater and Chair DePetrillo, vote in favor of the motion. Members express their vote individually and verbally. 4 in favor, 0 opposed. Motion carries unanimously.

**Case No. 21-24 Petition for Relief – Finding** to allow for the extension/alteration of a pre-existing, non-conforming structure.

**Address:** 12 Second St

**Map: 7, Lot: 4**

**Applicant(s):** Christopher Hillios

Representing the applicant is architect Scott Brown, from Scott Brown Architect in Newburyport, MA. The applicant is requesting relief by finding to allow for the extension/alteration of a pre-existing, non-conforming structure to construct new roof-line, dormers and stairwell to second floor deck.

**MOTION:** Mr. Schillizzi makes a motion to approve the request for a finding for Case No. 21-24 at 12 Second St, as the alterations/extensions are not substantially more detrimental to the neighborhood. Mr. Fitzwater seconds the motion.

**VOTES:** Mr. Descoteaux, Mr. Schillizzi, Mr. Fitzwater and Chair DePetrillo, vote in favor of the motion. Members express their vote individually and verbally. 4 in favor, 0 opposed. Motion carries unanimously.

## **2. Minutes**

September 28, 2021 Meeting Minutes

**MOTION:** Mr. Fitzwater makes a motion to approve the September 28, 2021 meeting minutes as written. Mr. Descoteaux seconds the motion.

**VOTES:** Mr. Descoteaux, Mr. Schillizzi, Mr. Fitzwater and Chair DePetrillo, vote in favor of the motion. Members express their vote individually and verbally. 4 in favor, 0 opposed. Motion carries unanimously.

## **3. Correspondence and Other Board Business**

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

## **5. Adjournment**

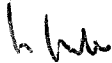
- The Board reserves the right to consider items on the agenda out of order. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

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

**VOTES:** Mr. Descoteaux, Mr. Schillizzi, Mr. Fitzwater and Chair DePetrillo, vote in favor of the motion. Members express their vote individually and verbally. 4 in favor, 0 opposed. Motion carries unanimously.

Respectfully submitted by Kate White, Board Secretary and accepted at the November 9, 2021 meeting of the Zoning Board of Appeals.

Accepted as Presented:



Chairperson, Derek DePetrillo

Cc: Town Clerk