

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

March 10, 2015
7:00 P.M.

MINUTES

Members Present:

Susan Pawlisheck, Derek DePetrillo, Kevin Henderson, Linda Tremblay, Beth Gandelman, Joseph Stucker

New business

Daniel & Deborah Dastoli

66 Brissette Ave (Map 32 Lot 340)

Request for a Variance to build a laundry room and storage space that do not meet side setback.

Mr. Ron Laffely, the applicants' architect, explains that the applicants have lived at this property since the 1970s. They want to expand the house so they can directly access the laundry room without entering the bathroom as a way of making their home larger for a larger family. There are a number of existing conditions affecting the ability to build. The property has soil that cannot be moved and a high water table. They have received approval from the Conservation Committee. The lot is also shallow, which affects depth, and it is in the flood zone. The house has had work done to accommodate flood zone needs, which increased its preexisting nonconformity. Mr. Laffely explains the need for the changes and their effect on the preexisting nonconformity. The side setback is taken from roughly 9' to 6'.

QUESTIONS FROM THE BOARD

Susan questions the potential substantial hardships. The architect explains that the soil cannot be touched because they are on the beach and the soil is heavily regulated. The lot shape is average but affected by its shallow depth. The building is directly in the center of the lot and thus will not conform in any direction in which it extends. The applicants have an emotional attachment to their home and want to be able to stay in their home.

ABUTTERS

Roger Tremblay 68 Brissette Ave: As the neighbor who would be directly next to the addition, he supports his neighbor's efforts to make their lives easier completely.

Linda Tremblay motions to approve the Variance based upon the soil condition, high water table regulation, environmental regulations, lot shape, structure location and related additions. Kevin Henderson seconds the motion. Beth Gandelman, Derek DePetrillo vote to approve the motion. Susan votes to oppose the motion. Vote, 4 in favor, 1 opposed. Motion passes.

Minutes

February 10th, 2015: Derek motions to approve the minutes.. Joseph seconds the motion. Susan and Kevin vote unanimously to approve the motion. Vote 4 in favor, 0 opposed. Motion passes.

Correspondence

Derek reminds the board members to submit their conflict of interest certificates and acknowledgement receipt. Scott says they are required every two years.

There are no meetings scheduled at this point in time.

Motion to adjourn from Derek.

Second from Kevin.

All in favor.

Vote, 4 in favor, 0 opposed.

Date: 4/28/15
Susan Pawlischeck
Susan Pawlischeck—Chairperson

Derek DePetrillo – Clerk

Kevin Henderson
Kevin Henderson

Beth Gandelman

Linda Tremblay
Linda Tremblay

Joseph Stucker

Respectfully submitted by Catherine Scott

Catherine Scott

Date