



TOWN OF SALISBURY

Zoning Board of Appeals Hearing
Colchester Room @ Town Hall, 5 Beach Rd
Meeting held remotely via Zoom

MEETING MINUTES- PUBLIC HEARING

Hearing Date: July 14, 2020 @ 7:00 pm

Members Present: Susan Pawlisheck (Chair), Derek DePetrillo (Secretary), Paul Descoteaux, Drew Dana (Alternate), & John Schillizzi (Alternate)

Member (s) Absent:

Kevin Henderson

Additional Persons Present: Scott Vandewalle, Building Commissioner, & Kate White ZBA Admin

Ms. Pawlisheck called the meeting to order @ 7:00 pm.

1. New Public Hearing

Case No. 20-18 Petition for Relief – Finding by Special Permit to request allowance for the extension or alteration of a pre-existing, non-conforming structure to replace existing roof.

Address: 162 No End Blvd **Map:** 33, **Lot:** 91

Applicant(s): Dan Abdulla & Mark Moquin

Ron Laffely, from Fulcrum Architects, is representing the applicants. Ron summarizes the proposed changes specifically the new roof. The new roof will be conforming to the maximum height restriction; existing roof is 36' 3" and the proposed roof is 33' 4". He further explains other proposed changes that already meet all the setback requirements such as the vestibule on the front of the building with a deck on top of that and the balcony on the beachside with a small bump out above and a deck below. The structure will still be non-conforming to the side setbacks; 10' is required and the right side of the building is at 5' 6" and the left at 3' 6".

Chair: Thank you. The addition of the decks is not listed anywhere.

Mr. Laffely: No, we put them on the drawings to show where we want to put them; they meet the setbacks and do not have non-compliant issues.

Chair: But they are modifying a currently pre-existing, non-conforming structure.

Mr. Laffely: Yes, but we are not expanding it within the setbacks. The only thing within the setbacks are the dormers and a portion of the roof.

Chair: Scott, were you aware of the other alterations?

Building Commissioner: Yes, under Article 5, pre-existing, non-conforming structures, a single family or a two family is exempt from a Finding provided whatever they are doing is within zoning setbacks; so technically those decks do not come into play here. It is only the expansion of the roof because it is within the 10' side yard setback on both sides.

Chair: Thank you for the clarification.

Mr. Laffely: We did show them on the plans as a curtesy to Zoning Board so you would be aware if you were questioned in the future, as to why that was allowed.

Chair: Thank you. Paul, do you have any questions?

Mr. Descoteaux: No, Ron addressed all of my questions.

Chair: Derek, questions?

Mr. DePetrillo: No.

Chair: Drew, questions?

Mr. Dana: No.

Chair: John, questions?

Mr. Schillizzi: No.

Chair: Are there any abutters? Is there any discussion? Are we ready for a motion?

Members voting are Ms. Pawlisheck, Mr. DePetrillo, Mr. Descoteaux, Mr. Schillizzi and Mr. Dana.

MOTION: Mr. Descoteaux makes a motion to approve the petition for relief – Finding by Special Permit for 162 No End Blvd as the alteration/extension will not be substantially more detrimental to the neighborhood. Mr. Dana seconds the motion.

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

2. Minutes

April 28, 2020 Meeting Minutes

MOTION: Mr. DePetrillo makes a motion to approve the minutes from the April 28, 2020 meeting. Mr. Descoteaux seconds the motion.

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

May 26, 2020 Meeting Minutes

MOTION: Mr. Dana makes a motion to approve the minutes from the May 26, 2020 meeting. Mr. DePetrillo seconds the motion.

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

3. Correspondence and Other Board Business

None at this time

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

None at this time

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. DePetrillo makes a motion to adjourn the meeting. Mr. Schillizzi seconds the motion.

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

Next Scheduled Public Hearing: July 28, 2020

Respectfully submitted by Kate White, Board Secretary and accepted at the July 28, 2020 meeting of the Zoning Board of Appeals.

Accepted as Presented;



Chairperson Susan Pawlisheck

Cc: Town Clerk

