

November 17, 2011

Twin

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Decisions and Applications

This summarizes the decisions reached at the November 15, 2011 ZBA meeting and outlines the agenda for its December 14th meeting. The November 15 (and December 14) ZBA meeting dates are not the regularly scheduled dates because of the holidays.

November 15th Decisions:

1. **APPROVED WITH CONDITIONS: MICHAEL BARCLAY; Article 4 Section 4.2A3; 1 Osprey Lane; Map 25 Lot 117.2;** Construct a 53' X 13.5' in-ground swimming pool with the required four-foot high safety fencing. The pool is in a location that meets the minimum 50-foot setback distance from the lot lines. The pool fencing complies with MA. Building Code 780 CMR 120.M105 that governs pool barriers. The pool will have a key-operated, automatic safety cover. The pool equipment will be located in the adjacent garage. The pool water will not have an auxiliary heating system. The water filtration system will be non-chlorine based. The pool will be filled with water from an off-site source.
2. **CONTINUED TO DECEMBER 14: REID SILVA FOR FRANK V. SICA; Article 4 Section 4.2A3 a-h; 60, 68 Prospect Hill Rd; Map 20 Lot 32; Map 14 Lot 26;** Construct a 20' X 40' built-in swimming pool with a geo-thermal heat pump water heating system and the required four-foot high safety fencing. The plan also includes an 8' X 74.5' lap pool; a 24' X 10' pool house with a bar, shower and storage shed; a 24' X 8' mechanical/electrical shed and an 8' X 8' hot tub.

December 14th Agenda:

1. **CHRIS ALLEY FOR RICHIE GUERIN OF THE JESSE BENTON TRUST; Article 4 Section 4.2A3; 19C Old Woods Road; Map 30 Lot 73;** Construct a 14' X 20' in-ground swimming pool, required four-foot high fencing and detached, sound-insulated pool equipment shed. The pool will not have an auxiliary water heating system or a separate spa. It will have a seasonal rigid pool cover. The previously permitted pool plan will be abandoned and replaced with this one. The proposed pool will be on the north side of the house. The previously approved pool was in a different location on the west side of the house.
2. **CONTINUED FROM NOVEMBER 15: REID SILVA FOR FRANK V. SICA; Article 4 Section 4.2A3 a-h; 60, 68 Prospect Hill Rd; Map 20 Lot 32; Map 14 Lot 26;** Construct a 20' X 40' built-in swimming pool with a geo-thermal heat pump water heating system and the required four-foot high safety fencing. The plan also includes an 8' X 74.5' lap pool; a 24' X 10' pool house with a bar, shower and storage shed; a 24' X 8' mechanical/electrical shed and an 8' X 8' hot tub.