

October 24, 2012

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Decisions and Applications

This summarizes the decisions reached at the October 23rd ZBA meeting and outlines the agenda for its November 28, 2012 meeting.

October 23, 2012 Decisions

1. **CONTINUED TO NOVEMBER 28: GEORGE SOURATI FOR SWB LIMITED PARTNERSHIP; Article 11 Section 11.6A.2.b. (1); 8 Greenhouse Lane; Map 33 Lot 30:** Add less than 250 sq. ft. of net additions to the existing single-family residence. The work will renovate and build an addition to the main residence and entryway and add some decking. The addition consists of living space for a mud room, ½ bath and closet; a covered porch and additional wooden decks.
2. **APPROVED: GEORGE CRAWFORD FOR WESLEY COTTLE; Article 6 Section 6.6; 10 Arno Camp Road; Map 24 Lot 181:** Build a 20' X 32' two-bedroom addition with a 6' X 8' connector to the existing one-bedroom camp. The addition is approximately 40' 9" from the west lot line—which is less than the minimum 50-foot setback distance.
3. **DENIED: DIANE TILLOTSON OF HEMENWAY & BARNES, LLP FOR KEN AND JILL ISCOL; Article 9 Section 9.9:** Two consolidated appeals that seek review of the refusal of the Building Inspector to revoke a building permit for an accessory building constructed on property owned by Adam D. Zoia c/o Zoia Properties, LLC at 18 Point Inner Way; Assessors Map 33 Lot 114, because of claimed zoning violations.

November 28, 2012 Agenda

1. **(Continued from October 23)GEORGE SOURATI FOR SWB LIMITED PARTNERSHIP; Article 11 Section 11.6A.2.b. (1); 8 Greenhouse Lane; Map 33 Lot 30:** Add less than 250 sq. ft. of net additions to the existing single-family residence. The work will renovate and build an addition to the main residence and entryway and add some decking. The addition consists of living space for a mud room, ½ bath and closet; a covered porch and additional wooden decks.
2. **JOE TIERNEY FOR DIANA BARRETT AND BOB VILA; Article 8 Section 8.3; 183 State Road; Map 33 Lot 115:** Alter a pre-existing, non-conforming structure that does not meet the minimum 50-foot setback distance from the east lot line by enclosing an existing deck for a screened porch and building a new, detached deck.
3. **NANCY & JOEL ARONIE; Article 4 Section 4.2A3; 1 West Meadow; Map 30 Lot 34:** Build a 50 ft. X 8 ft. in-ground lap swimming pool with the required four-foot high safety fencing on a 0.7-acre parcel of land. The pool equipment will be placed in a detached, sound-insulated shed that is 26 feet from the south lot line.

4. REID SILVA FOR DAVID FIENBERG AND HOPE SCHROY; Article 4 Section 4.2A3; 10 Allen Farm Road; Map 25 Lot 20.11: Re-open the public hearing for an approved Special Permit issued for an in-ground swimming pool on January 26, 2011. The owner would like to change the approved pool fence design to meet the specifications of the current pool bylaw that was amended on April 25, 2011.

5. REID SILVA FOR BARBARA KIMBER; Article 4 Section 4.2A3; 16 Cross Rip Lane; Map 24 Lot 22: Build an in-ground swimming pool with the required four-foot high safety fencing; landscaping and retaining wall on a 2.3-acre parcel of land. The pool equipment will be inside a sound-insulated addition to the existing play house. The addition is approximately 45 feet from the southeast lot line and meets the minimum 35-foot setback requirement.