

June 19, 2017

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the ZBA decisions from its September 27, 2017 meetings and outlines the agenda for the October 25, 2017 meeting. For the holidays the ZBA meetings will be held on November 15 and December 13.

### **September 27, 2017 Decisions**

**APPROVED: Bruce MacNelly for Nocket Downs Nom. Tr.; Article 8 Section 8.3; 19 Lake Rd.; Map 35 Lot 3.2:** Alter a pre-existing, non-conforming dwelling by adding an approximate 165 sq. ft. kitchen extension and an approximate 175 sq. ft. entry/bath extension. The additions will not increase the non-conformity of the structure. The kitchen extension roof line will match that of the non-conforming roof line of the studio wing. The entry/bath roof will match the conforming roof of the main body of the existing house. The project is in the Squibnocket Pond District.

**APPROVED: Reid Silva for Warren Spector; Article 4 Section 4.2A3; 96 Squibnocket Farm Rd.; Map 37 Lot 4:** Construct a 17 ft. X 51 ft. built-in swimming pool with the required pool enclosure and related pool equipment. The pool water will be heating by an air-source heat pump. The renewable energy will be supplied by the Eversource Verde Energy Program. The pool equipment will be located in an underground vault. The project is in the Squibnocket Pond District.

**WITHDRAWN WITHOUT PREJUDICE: Tom Carberry for Richard and Ellen Muglia; Article 6 Section 6.3; off Wades Field Rd.; Map 17 Lot 38.** Construct an unconditioned (no insulation or heat) storage building with a roof ridge height of 27' 10" above mean natural grade. The proposed building is replicating the main barn on 451 South Road. This structure will have electric service and no inside water service. The project is in the South Road Roadside District.

### **October 25, 2017 Agenda**

**Reid Silva for Cottle Family Rlty Trust; Article 6 Section 6.6; Sam's Way, Wooten Bassett Rd.; Map 24 Lots 29.2, 166:** Locate a proposed single-family residence approximately 5 feet from the newly-created, interior lot lines and place an existing shed approximately 10 feet from the newly-created, interior lot lines. The project consists of a relocation of existing property lines in such a manner that setback relief is required. As part of this request the applicant proposes nine conditions regulating how the lot is developed.

**Reid Silva for Thomas Milch and Vicki Divoll; Article 4 Section 4.2A3; 16 Tanglevine Rd.; Map 25 Lot 86:** Construct a 20' X 60' in-ground pool with the related pool enclosure. The pool will be heated with an air-source heat pump. The power for the pool equipment will be offset by the renewable Eversource Verde Energy Program.

**Chuck Sullivan for Daniel Elias; Article 8 Section 8.3; 4 Pitch Pine Lane; Map 21 Lot 25:** Alter a pre-existing, non-conforming structure by adding a new screened porch with a bedroom above. New dormers will be added on the east elevation and the existing deck will be re-built.

**Reid Silva for Point Inner Trust, LLC; Article 4 Section 4.2A3, Article 6 Section 6.6; 20, 21 Point Inner Way; Map 33 Lots 98, 99, 101:** Construct a 14' X 60' in-ground swimming pool in a location that is 12 feet from the lot line of Map 33 Lot 100 which is owned by Kenneth and Jill Iscol, Trustees. The pool will have the required four foot-high pool enclosure. The pool water will be filtered with a saline filtration system and heated by an air source heat pump. The power for the pool equipment will be offset by the renewable Eversource Verde Energy Program.

**Dan Perry for Ruby Martinez; Article 4 Section 4.2A1; 11 Wooten Bassett Rd.; Map 24 Lot 30.2:** Construct a 796 sq. ft. guesthouse in a location that meets the minimum 50-foot setback distance from the lot lines. The roof ridge height will be approximately 20 feet above grade. The guesthouse will have its own, separate septic system.