

April 3, 2013

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Decisions and Applications

This summarizes the decisions reached at the March 27, 2013 ZBA meeting and outlines the agenda for its April 24, 2013 meeting.

March 27, 2013 Decisions:

1. **APPROVED WITHOUT POOL WATER HEATER: ROBIN SHANUS AND STEPHEN MERKEL; Article 4 Section 4.2A3; 17 Howell Lane; Map 27 Lot 3:** Revise the plan for a previously approved built-in swimming pool Special Permit dated October 15, 2009. The applicant would like to 1. Change the bronze fence enclosure to a 4-foot high, split rail fence with 1.5" X 1.5" mesh galvanized wire. 2. Relocate the pool equipment to grade level and on the north side of the bunk house. 3. Request a waiver of the photo-voltaic panels that were approved to supply power for the electric forced hot air heat pump pool water heater.

April 24, 2013 Agenda:

1. **MATT MAYHEW; ARTICLE 6 SECTIONS 6.4, 6.5; 38 State Road; Map 30 Lot 48.1:** Postponed from the February 27th meeting to revise the lot lines. Obtain a Special Permit to create a 1.29-acre Youth Lot.
2. **JOAN MALKIN; ARTICLE 6 SECTION 6.6; ARTICLE 11 SECTION 11.6B2a; 10 Tilton Cove Way; Map 25 Lots 124, 125:** Erect an 8' X 12' pre-fabricated greenhouse in a location that does not meet the minimum 50-foot setback distance from the lot line. The location is also within 100 feet of a wetland that drains into a coastal pond and is regulated as a zoning shore zone.
3. **BEN ROBINSON FOR ROBIN SHANUS & STEPHEN MERKEL; ARTICLE 4 SECTION 4.2A3h; 17 Howell Lane; Map 27 Lot 3:** Install an auxiliary water heater for the built-in swimming pool plan that was issued a Special Permit on March 27, 2013.
4. **REID SILVA FOR DANIEL & LINDA KOREN; ARTICLE 6 SECTION 6.6; 6 Tilton Cove Way; Map 25 Lot 123:** Install an auxiliary generator on a 4' X 8' concrete pad in a location that is approximately 10 feet from the southwest lot line.