

October 17, 2014

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the decisions reached at the September 24, 2014 Zoning Board of Appeals meeting and the agenda for the October 22, 2014 meeting.

### **September 24, 2014 Decisions**

1. **APPROVED: GEORGE SOURATI FOR SARAH DUNBAR MORRIS; Article 4 Section 4.2A1; 113 Hammett Road; Map 4 Lot 6:** Construct a guesthouse in a location that meets the minimum 50 foot setback distance from the lot lines. The work is proposed for the property located at 113 Hammett Road; Assessors Map 4 Lot 6.
2. **APPROVED: GEORGE SOURATI FOR SARAH DUNBAR MORRIS; Article 4 Section 4.2A3; 113 Hammett Road; Map 4 Lot 6:** Construct a built-in swimming pool with the related four-foot high pool enclosure and sound-insulated shed for the pool equipment. There are no plans for a pool water heater at this time.

### **October 22, 2014 Agenda**

1. **GREG EHRMAN OF HUTKER ARCHITECTS FOR RICHARD KAUFFMAN; Article 8 Section 8.3; 20 Chappaquoit Rd.; Map 24 Lot 211:** Re-open the public hearing to review a change to the Special Permit that was issued on 7/24/13 and revised on May 28, 2014. The applicant would like to build a 4 ft. X 6 ft. outdoor shower in a location that meets the minimum setback distance from the lot lines.
2. **TOM CARBERRY FOR RICHARD & ELLEN MUGLIA; Article 4 Section 4.2A3 and Article 6 Section 6.11B2; 3 Blue Barque Rd.; Map 17 Lot 38.1:** Construct a 40' X 20' in-ground swimming pool with the required safety enclosure and a detached pool house for the pool equipment and a half bath. The pool will have a heat pump water heating system. The planned house addition also requires a Special Permit under Article 6 Section 6.11B2. The current living area on the 3.04-acre lot is 3,461 sq. ft. The house addition and pool house add + 944 sq. ft. (total 4,405 sq. ft.) The total allowable living area is 6,000 sq. ft. The project is in the South Road Roadside District.
3. **GEORGIE & CARL HOLST KNUDSEN; Article 4 Section 4.2A1 and Article 6 Section 6.11B2; 12 Glacier Glen; Map 25 Lot 12.2:** Construct a 799 sq. ft. guesthouse in a location that meets the minimum setback distance from the lot lines. The guesthouse also requires a Special Permit under Article 6 Section 6.11B2. The current living area on the 5.8-acre lot is 4,882 sq. ft. The guesthouse adds + 866 sq. ft. of living area as defined for this specific bylaw (total 5,748 sq. ft.) The total allowable living area is 6,700 sq. ft.
4. **NEIL WITHERS AND LYNNE FIFIELD FOR TONY SHALHOUB & BROOKE ADAMS; Article 4 Section 4.2A1; 205 South Road; Map 25 Lots 107, 108.2:** Re-open the public hearing for a revision to a Special Permit that was issued on October 23, 2013 for a 766 sq. ft. guesthouse. The applicant would like to change the design of the kitchen addition which will increase the total area to approximately 775 sq. ft.

5. **REID SILVA FOR MICHAEL AND MONIQUE LYNCH; Article 4 Section 4.2A3; 4 Treetop Lane; Map 18 Lot 3:** Construct a 20' x 40' built-in swimming pool with the related four-foot high pool enclosure and sound-insulated shed for the pool equipment. The pool will also have a heat pump water heating system. The power use will be offset by purchasing NStar green energy to run the pool equipment. An 8' X 8' hot tub and pool cabana will also be constructed.