

October 27, 2014

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the decisions reached at the October 22, 2014 Zoning Board of Appeals meeting and the agenda for the November 18, 2014 meeting.

October 22, 2014 Decisions

1. **APPROVED: 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. **APPROVED AS AMENDED: 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:** A house addition requiring 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. The proposed pool and pool house were withdrawn from the application.
3. **APPROVED: 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. **APPROVED: 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. **APPROVED: 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.

November 18, 2014 Agenda (Earlier date because of Thanksgiving).

1. **Reid Silva for Cynthia K. McGrath Personal Residential Trust; Article 4 Section 4.2A1; 11 Little Sandy Road; Map 10 Lot 3.1:** Construct an 800 sq. ft. guesthouse in a location that meets the minimum 50-foot setback distance from the lot lines.

2. **Tom Carberry for Richard and Ellen Muglia; Article 4 Section 4.2A3 and Article 6 Section 6.6; 3 Blue Barque Rd.; Map 17 Lot 38.1:** Construct a 40' X 20' built in swimming pool; a sound-insulated shed for the pool equipment; the required four-foot high pool enclosure that will not meet the minimum 50-foot setback distance from the south lot line and use an air source heat pump to heat the pool water.
3. **Billy Meegan for Point Inner Trust; Article 8 Section 8.3; 20 Point Inner Way; Map 33 Lot 101:** Add a 168 sq. ft. addition to a pre-existing structure. The footprint will not change.
4. **Reid Silva for Shepherd's Path Nominee Trust; Article 4 Section 4.2A3; 16 Shepherd's Path; Map 24 Lot 1:** Construct a 60' X 20' built in swimming pool; a sound-insulated shed for the pool equipment; the required four-foot high pool enclosure and use an air source heat pump to heat the pool water.
5. **Heikki Soikkeli for William Eisen, Trustee; North Winds Nominee Trust; Article 6 Section 6.6; 26 Basin Rd.; Map 27.1 Lots 125, 126:** Add a 10-foot wide deck that does not meet the minimum 25 foot setback distance from the lot line.