

December 17, 2014

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the decisions reached at the November 18 and December 16, 2014 Zoning Board of Appeals meetings and the agenda for the January 28, 2015 meeting.

### **November 18, 2014 Decisions**

1. **APPROVED: 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. **APPROVED: 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. **APPROVED: 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. **APPROVED: 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. **APPLICATION WITHDRAWN: Heikki Soikkeli for William Eisen, Trustee; North Winds Nominee Trust; Article 6 Section 6.6; 26 Basin Rd.; Map 27.1 Lots 125, 126:** Add a 10-foot wide deck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.

### **December 16, 2014 Decision**

1. **APPROVED: Matt Mayhew; Article 6 Section 6.6; off State Rd.; Map 30 Lot 48.5:** Construct a single-family residence on a 1.07-acre Youth Lot in a location that does not meet the minimum setback distance from the lot line.

### **January 28, 2015 Agenda**

1. **Reid Silva for Keith McNally; Article 4 Section 4.2A3; 34 Windy Gates Rd.; Map 30 Lot 104.1:** Construct a 48' x 18' 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 renewable green energy to run the pool equipment.

