

April 4, 2017

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the ZBA decisions from its March 22, 2017 meeting and outlines the agenda for the April 26 meeting.

March 22, 2017 Decisions

APPROVED: REID SILVA FOR OLS MV, LLC; Article 8 Section 8.3; 11 Flanders Lane; Map 27.1 Lot 204: Tear down the existing pre-existing, non-conforming dwelling and build a new dwelling in a way that does not increase the non-conformity. An upgraded septic system and a new well will also be installed.

POSTPONED TO APRIL 26: CHUK SULLIVAN FOR STEVEN AXELROD AND SANDRA SCHPOONDT; Article 6 Section 6.11B3d; 365 Middle Road; Map 26 Lot 84: Renovate and expand a pre-existing, non-conforming historic structure by 906 sq. ft. that is on a 2.3-acre parcel. With the addition the total living area exceeds the maximum allowed area not requiring a Special Permit. The current living space of the main house, barn and shed is 3,116 sq. ft. The 906 sq. ft. addition brings the total living area to 4,022 sq. ft. The applicant is seeking a living area exemption for the 1,966 sq. ft. historic structure bringing the net living area to 2,056 sq. ft. The project is in the Middle Road Roadside District.

April 26, 2017 Agenda

HEIKKI SOIKKELI FOR STUART AND BETTY COTTON; Article 6 Section 6.11B.2.; 23 South Ridge Road; Map 12 Lot 72: Add approximately 820 sq. ft. of living space to the existing single-family residence with 3,505 sq. ft. of living space to accommodate additional family. The total area of living space on the 3.4-acre parcel with the addition will be 4,325 sq. ft. The maximum allowable area by Special Permit is 6,100 sq. ft.

REID SILVA FOR JAMES CURTIS; Article 4 Section 4.3A3; 9 Ridge Hill Rd.; Map 11 Lot 47.3: Construct a 16' X 40' in-ground swimming pool with the four-foot high enclosure. The pool water will be heated with an electric air source heat pump. Energy use will be provided by the Eversource "Verde" Green Energy Program. The pool equipment will be located inside the existing garage.

POSTPONED FROM MARCH 22: CHUK SULLIVAN FOR STEVEN AXELROD AND SANDRA SCHPOONDT; Article 6 Section 6.11B3d; 365 Middle Road; Map 26 Lot 84: Renovate and expand a pre-existing, non-conforming historic structure by 906 sq. ft. that is on a 2.3-acre parcel. With the addition the total living area exceeds the maximum allowed area not requiring a Special Permit. The current living space of the main house, barn and shed is 3,116 sq. ft. The 906 sq. ft. addition brings the total living area to 4,022 sq. ft. The applicant is seeking a living area exemption for the 1,966 sq. ft. historic structure bringing the net living area to 2,056 sq. ft. The project is in the Middle Road Roadside District.