

February 7, 2019

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the ZBA decisions from its January 23, 2019 meeting and outlines the agenda for its February 27, 2019 meeting.

January 23, 2019 Decisions

1. **APPROVED: GEORGE SOURATI FOR PAUL HORNBLOWER; Article 4 Section 4.2A3, Article 11 Section 11.6A2d5 and Article 12 Section 12.4 D1; 51 Squibnocket Farm Rd.; Map 35 Lot 1.3:** Construct a 20' X 40' in-ground swimming pool with an automatic, retractable cover, the required safety enclosure and pool equipment shed. The pool water will be not have an auxiliary water heater. The project is in zones B2 and C of the Squibnocket Pond District.
2. **CONTINUED TO FEBRUARY 27, 2019: GEORGE SOURATI FOR DAVID AND BETSY EPSTEIN Article 4 Section 4.2A3; 58 Hammett Rd.; Map 9 Lot 4:** Construct an in-ground swimming pool with the required safety enclosure. The pool's water circulation equipment will be located in an underground vault. The pool water will be naturally treated by adaptive and native plant species located in a regeneration zone near the pool. The pool will not have an automatic retractable cover and the water will not be artificially heated.
3. **APPROVED: REID SILVA FOR WENDY WELDON; Article 4 Section 4.2A3; 18 Austin Pasture; Map 35 Lot 2:** Construct 22' X 46' in-ground swimming pool and pool enclosure in a location that meets the minimum 50-foot setback distance from the lot lines. The pool equipment will be located in a sound-insulated shed. The pool water will be heated with a hot air heat pump. The power for the pool equipment will be offset with green energy purchased through one of utility companies. The project is in the Squibnocket Pond District.
4. **APPROVED: GEORGE SOURATI FOR 18 PEAKED HILL , LCC; Article 4 Section 4.2A3; Article 6 Section 6.6; 18 Peaked Hill Road; Map 25 Lots 13, 14.1:** Construct 12' X 34' in-ground swimming pool, spa and deck in a location that does not meet the minimum 50-foot setback distance. The pool and pool fence are 33 feet and 27 feet respectively from the west lot line. The pool water will be heated. The pool equipment will be located in the basement of the main house. The power for the pool equipment will be offset with green energy purchased through one of three possible utility companies.
5. **APPROVED: CHRIS ALLEY FOR ANDREW AND TRACEY NEUBERGER; Article 6 Section 6.11; 30 Flanders Lane; Map 26 Lot 30.1:** Tear down a dwelling with 3,995 sq. ft. of living area on a 4.73-acre parcel and build a new dwelling with 4,618 sq. ft. of living space. The total living area of the new dwelling is + 685 sq. ft. above the amount requiring a Special permit of 3,933 sq. ft. The total allowable living space on the parcel with a Special Permit is 6,433 sq. ft.
6. **APPROVED: ELISE ELLISTON FOR ALLEN FLANDERS; Article 8 Section 8.3; 2 Cove Way; Map 26 Lot 30.2:** Change the use of existing storage and equipment space to living space in a pre-existing, non-conforming structure with a roof ridge height that is greater than 24 feet above grade and is less than the minimum 50-foot setback distance from the east lot line on a 3.03-acre parcel. An addition will be constructed of a second floor screened porch over a screened patio with decking and stairs.

February 27, 2019 Agenda

1. **CONTINUED FROM JANUARY 23, 2019: GEORGE SOURATI FOR DAVID AND BETSY EPSTEIN Article 4 Section 4.2A3; 58 Hammett Rd.; Map 9 Lot 4:** Construct an in-ground swimming pool with the required safety enclosure. The pool's water circulation equipment will be located in an underground vault. The pool water will be naturally treated by adaptive and native plant species located in a regeneration zone near the pool. The pool will not have an automatic retractable cover and the water will not be artificially heated.
2. **SUSAN LITTLEFIELD; Article 4 Section 4.2A3; 13 Little Oak Lane; Maps 19, 25 Lots 83, 63:** **Evaluated under proposed pool bylaw amendment:** Construct a 28' X 18' in-ground swimming pool and pool enclosure in a location that meets the minimum 50-foot setback distance from the lot lines. The pool equipment will be located under the deck and surrounded by CMU blocks. The pool water will be heated. There will be a retractable pool cover. The power for the pool equipment will be offset by the solar array that is supplying the house with renewable energy. The system and house are designed to be a net-zero home including the pool equipment.
3. **REID SILVA FOR WENDY WELDON; Article 6 Section 6.6; 18 Austin Pasture Rd.; Map 35 Lot 2:** Obtain setback relief for the existing structure from a proposed new lot line to the northwest of the structure. The proposed new lot line creates a 6.58-acre parcel within the 19.1-acre parcel of land owned by Wendy Weldon (Map 35 Lot 2). The structure will be approximately 32 feet from the newly-created lot line to the northwest.