

April 10, 2019

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the ZBA decisions from its February 27 and March 27, 2019 meeting and outlines the agenda for its April 24, 2019 meeting.

February 27, 2019 Decisions

1. **POSTPONED TO MARCH 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.
2. **APPROVED: 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. **POSTPONED TO MARCH 27, 2019: 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.

March 27, 2019 Decisions

1. **POSTPONED TO APRIL 24, 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. **POSTPONED TO APRIL 24, 2019: 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.

March 27, 2019 Decisions (continued)

3. **APPLICATION WITHDRAWN WITHOUT PREJUDICE: JOHN GUADAGNO FOR JEFFREY ZACH & PATRICIA BACON; Article 6 Section 6.6 45 Blue Barque Rd.; Map 17 Lot 53:** Install an array of three photo-voltaic panels in the southwest corner of the property and less than the minimum 50-foot setback distance from the lot lines. Two panels will be 20'7" X 13'10" and the third panel will be 15'5" X 13'10". The two panels closest to the lot lines will be 15 feet from the south and west lot lines. Each panel will be approximately 9' 4" above grade.
4. **POSTPONED TO APRIL 24, 2019: JOSEPH DICK FOR DOUG LIMAN; Article 8 Section 8.3; 34 Blacksmith Valley Rd.; Map 35 Lot 38:** Re-build the pre-existing, non-conforming 20' X 20.5' garage and retain the existing 12' X 12.5' tool shed. The footprint of the garage will not change and remain approximately 3' 8" from the north lot line. The roof ridge height will be 16 feet above grade. The project is in the Squibnocket Pond District.

April 24, 2019 Agenda

1. **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. **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.
3. **GEOFF KONTJE FOR JEROME VASCELLARO; Article 6 Section 6.6; 235 State Rd.; Map 33 Lot 88:** Install an auxiliary generator in a location that does not meet the minimum 50-foot setback distance from the lot lines. The generator will be approximately 10 feet from the southeast lot line. The project is in the State Road Roadside District.
4. **JUDITH WORTHINGTON; Article 4 Section 4.2A2; 11 Clambelly Rd.; Map 7 Lot 34:** Open a home occupation to sell her husband, Jules Worthington's, paintings and prints out of his gallery located inside her residence. She will also sell home-baked goods to the patrons.
5. **JOSEPH DICK FOR DOUG LIMAN; Article 8 Section 8.3; 34 Blacksmith Valley Rd.; Map 35 Lot 38:** Re-build the pre-existing, non-conforming 20' X 20.5' garage and retain the existing 12' X 12.5' tool shed. The footprint of the garage will not change and remain approximately 3' 8" from the north lot line. The roof ridge height will be 16 feet above grade. The project is in the Squibnocket Pond District.