

June 11, 2019

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the ZBA decisions from its June 5, 2019 meeting and outlines the agenda for its meeting on June 26, 2019.

June 5, 2019 Decisions

1. **APPROVED: REID SILVA FOR THE YARD, INC.; Article 8 Section 8.3, Article 6 Section 6.6 and Article 6 Section 6.11; # 7 The Yard; Map 26 Lot 91: Eligible voters: Wendy, Allison, Joe, Russell:** Under Article 8 Section 8.3 the applicant seeks permission to allow the expansion and alteration of a pre-existing, non-conforming structure and use. The structure is currently and will continue to be used as a 4-bedroom dwelling and dance/performing arts theatre. The current structure ranges from 3.7 feet to 16 feet from the east lot line. The closest part of the addition will be 16 feet from the east lot line. Under Article 6 Section 6.6 the southeast corner of the addition will be approximately 3 feet from the interior south lot line and less than the 25-foot minimum setback distance. The east part of the addition will be range from 16 feet to 19.4 feet from the east lot line. The renovated portions of the existing structure will be the same distances from the east lot line as the current structure. Under Article 6 Section 6.11 the total living area on the lot will increase from 1,281 sq. ft. to 3,569 sq. ft. The proposed living area is + 471 sq. ft. above the amount requiring a Special Permit. The maximum living area requiring a Special Permit and allowed for the 1.39-acre parcel is 5,597 sq. ft. The project is in the Middle Road Roadside District.
2. **APPROVED: REID SILVA FOR THE YARD, INC.; Article 8 Section 8.3 and Article 6 Section 6.6; # 6 The Yard; Map 26 Lot 95: Eligible voters: Wendy, Allison, Joe, Russell:** Under Article 8 Section 8.3 the applicant seeks permission to allow the expansion and alteration of a pre-existing, non-conforming use. The use will change from an artist's dwelling to an office and rehearsal area. Under Article 6 Section 6.6 the altered structure will be 11.8 feet from an interior lot line and less than the minimum 25-foot setback distance from this lot line.

June 26, 2019 Agenda

1. **DOUG SEDERHOLM FOR ERIC GLASGOW; GREY BARN REAL ESTATE HOLDINGS, LLC; Article 9 Section 9.9; 4 Cobb's Hill Road; Map 11 Lot 21:** Appeal of the Building Inspector's Cease and Desist Order dated May 2, 2019. The cease and desist order was for the construction of two greenhouses on the property leased by the farm at 4 Cobb's Hill Road. The Building Inspector determined the construction of the agricultural structures requires a building permit under Section 9.2 of the Zoning Bylaws; triggers Site Review Committee evaluation under Section 11.3 and that these structures must meet the setback requirement of the zoning bylaw. The greenhouses are on the property located at 4 Cobb's Hill Road; Assessors' Map 11 Lot 21.
2. **JOSH DUNN FOR JAMES AND PRISCILLA WARNER;** Article 4 Section 4.2A1 and Article 6 Section 6.11B2; 6 Church Pasture Way; Map 19 Lot 28: Build an 800 sq. ft. guesthouse in a location that meets the minimum 50-foot setback distance from the lot lines. Under Article 6 Section 6.11B2 the total living area on the 5.2-acre parcel requires a Special Permit. The current living area of 4,300 sq. ft. plus the additional 800 sq. ft. for the guesthouse increases the living area to 5,100 sq. ft. This is 1,050 sq. ft. over the amount requiring a Special Permit of 4,050 sq. ft. The total allowable living space on the parcel with a Special Permit is 6,550 sq. ft.