

June 27, 2019

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the ZBA decisions from its June 26, 2019 meeting and outlines the agenda for its meeting on July 24, 2019.

June 26, 2019 Agenda

1. **APPEAL DENIED: 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. **APPROVED: 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.

July 24, 2019 Agenda

1. **ANNE MARTIN; Article 4 Section 4.2A2; 139 South Road; Map 17 Lot 12:** Open a home occupation to sell her family's paintings and art work out of her studio. She anticipates being open for business 4-5 days per week from 12 noon to 4:30 PM. A sign no larger than 3 sq. ft. will also be placed at her driveway entrance.
2. **PHIL REGAN FOR LOU KLING AND EILEEN NUGENT; Article 4 Section 4.2A1; 41 Tilton Road; Map 4 Lot 17:** Replace an existing 779 sq. ft. guesthouse with a 799 sq. ft. guesthouse. The existing guesthouse foundation and floor framing will remain. The porch will be relocated from the east side to the south side. The gable roof ridge height will be less than 18 feet above mean, natural grade. A small section of flat roof will be less than 13 feet above mean, natural grade.