

# **Zoning Board of Appeals**

## **Minutes of the Meeting**

**Edward L. Mahoney & Edward L. Mahoney, Jr. - Variance**

**New England Power Company d/b/a National Grid – Special Permit**

**Lever Update**

**August 5, 2010**

Present: Philippe W. Chevalier, Chairman, Matthew Colangelo, Vice-Chairman, Barbara Deschenes, Clerk, Charles Witkus, and Paul Hennessey

Absent: Paul Trippi and Linda Isgro

### **Mahoney & Mahoney**

Mr. Chevalier called the meeting to order @ 7:16 pm and read the Public Hearing Notice into the minutes, with an amendment for a Variance. He introduced the members of the board to the petitioner. Mr. Hennessey disclosed that his son works for the Mahoney's and withdrew. Mr. Chevalier then turned the hearing over to Mr. Mahoney.

Mr. Mahoney described the side entry, and his intentions. Mr. Mahoney Jr. described the deck and the position of the stairs and the odd lot (10 x 16) and explained the awning over the side steps. Mr. Witkus asked about the original entrance and Mr. Mahoney Jr. stated that it is the same and gave a history of acquiring the corner piece of property. Mr. Chevalier read into the minutes an e-mail from the Building Inspector stating that he has objections, as the building was built on the existing foundation. Mr. Mahoney Jr. presented a photo for better explanation. Mr. Chevalier opened the hearing to the public at 7:30 p.m.

Mr. John McNichol, gave a history of the land, describing the "pond" and stated that when he purchased the property he was told that the pond was controlled by the Conservation Commission. Mr. Chevalier explained the Zoning Board procedures and decisions. Mr. McNichol expressed concern regarding the clear view of his backyard from his porch, but does not object, although he did question why he had not been notified and upon checking the abutter's list, he was not listed.

Mr. Chevalier stated that with the pre-existing non-conforming roof and the deck being slooped off that he felt it is a hardship. Mr. Colangelo asked about the actual size of the roof and Mr. Amons stated that he has no objections. A letter from Mr. & Mrs. Ash was read into the minutes that they too had no objections. Mr. Chevalier closed the hearing to the public for deliberations at 8 p.m.

ZBA Minutes of the Meeting

August 5, 2010

Page 2 of 2

Mr. Colangelo discussed the property line and Mr. Witkus suggested a smaller deck. There was discussion with the slope and the deck off the doorway.

Mr. Colangelo motioned to grant a Variance for a roof over the main entry and a 7x16 deck at the rear of the house. Ms. Deschenes 2<sup>nd</sup> the motion. Mr. Witkus, yes, ~~Ms. Isgro~~, yes, Mr. Chevalier, yes, Mr. Colangelo, yes, Mr. Deschenes, yes. The hearing was closed at 8:10 p.m. *Mr. Hennessey*

New England Power Company d/b/a National Grid

Mr. Chevalier opened the hearing at 8:15 p.m. and read the Public Hearing Notice into the minutes and turned the hearing over to Marc Bristol, Project Engineer, and Attorney Marissa Pizzi. Ms. Pizzi explained the purpose of the equipment and that it is not a change in use but an auto transformer. Mr. Bristol gave a briefing and showed a mapping of two pre-existing and that it would be some structure work. Mr. Witkus and Mr. Hennessey discussed the power controlled house. Mr. Bristol stated that breakers were being installed. Mr. Witkus inquired about restrooms and visitations. Opened to the public and closed for deliberations at 8:30 p.m. Mr. Witkus felt that it was cut and dry. Mr. Colangelo motioned to grant National Grid a Special Permit to install an additional auto transformer. Mr. Witkus 2<sup>nd</sup> the motion. Ms. Deschenes, yes, Mr. Hennessey, yes, Mr. Chevalier, yes, ~~Ms. Isgro~~, yes, Mr. Witkus, yes. The hearing was closed at 8:35 p.m.

Lever Update

Mr. Chevalier explained that Mr. Lever was proceeding with the Oakdale Project and that the Board needed to designate an engineer. There was discussion of Hancock Associates and start date. Mr. Hennessey motioned to hire Hancock Associates to provide technical engineering review. Ms. Deschenes 2<sup>nd</sup> the motion. Mr. Chevalier, yes, Mr. Witkus, yes, Ms. Deschenes, yes, Mr. Hennessey, yes, Mr. Colangelo abstained. The meeting adjourned at 8:55 p.m.

Respectfully submitted:

Donna Jean Ramonas, Secretary

Minutes approved and accepted on *March 10, 2011*

*Barbara M. Deschenes*  
Barbara Deschenes, Clerk

