

Zoning Board of Appeals

Minutes of the Meeting

Lever Update

Erin & Brian Fenlon – Special Permit

September 16, 2010

Present: Philippe W. Chevalier, Chairman, Matthew Colangelo, Vice-Chairman, Linda Isgro, Charles Witkus, and Paul Hennessey

Absent: Paul Trippi and Barbara Deschenes, Clerk

Mr. Chevalier called the meeting to order at 7:10 p.m. He updated the board on Lever's plans for review; at the last meeting, Hancock was designated for engineering. There was discussion of rates, revised due to scope, and the process. Mr. Chevalier will notify the Town Administrator and Board of Selectmen.

Erin & Brian Fenlon

Mr. Chevalier called the meeting to order at 7:18 p.m. and read the Public Hearing Notice into the minutes. He introduced the members to the petitioner and explained the process of voting. Mr. Ron Johnson, of Imagine Construction Company and agent for the owners, discussed the process of an in-law apartment, being that it has access from the proposed living entrance into the house as well as a separate entrance. Mr. Witkus questioned how an accessory apartment reads compared to a mother-in-law apartment, which was amended in 1989. Mr. Chevalier explained accessory apartment and relatives. Ms. Fenlon explained the circumstances for her sister needing separate space, and stated that it is a hardship. Mr. Witkus questioned Mr. Johnson regarding and Ms. Isgro discussed building permits. Mr. Chevalier closed the public hearing at 7:30 p.m. for deliberations.

Mr. Chevalier read into the minutes an e-mail from the building inspector stating that he had no objections; Ms. Isgro and Mr. Hennessey discussed the footage and Mr. Witkus expressed concern to the Chairman that there are rules and regulations for decent plans, guidelines should be followed, and qualified drawings should be presentable. Mr. Chevalier stated that the set of plans were within the footprint of the building, allowing "use" to be conducted in the area. Mr. Witkus said he still has issues with the drawings. Ms. Isgro explained that the use of an accessory apartment meets the code by the building inspector. Mr. Chevalier discussed the instrument survey and Mr. Hennessey stated that it meets the requirements from by-laws. Mr. Witkus then said he had no objections.

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Ms. Isgro motioned to grant a Special Permit according to section 3.4 to add an addition for an accessory apartment. Mr. Colangelo 2nd the motion. Mr. Hennessey, yes, Mr. Chevalier, yes, Mr. Colangelo, yes, Mr. Witkus, yes, Ms. Isgro, yes. The public hearing was closed at 7:40.p.m.

The following Minutes of the Meeting were motioned by Mr. Colangelo to be approved. Mr. Hennessey 2nd the motion. All were in favor.

November 17, 2009
June 3, 2010
June 6, 2010

The meeting was adjourned at 8:05 p.m.

Respectfully submitted:

Donna Jean Ramonas, Secretary

Minutes approved and accepted on March 10, 2011

Barbara M Deschenes
Barbara Deschenes, Clerk

