

**Zoning Board of Appeals
City Hall
June 8, 2010**

The meeting was called to order at 7:00 P.M.
A quorum was present.

1. Roll Call

In Attendance: Ed Ramsdell, Duncan LaBay, Rob Ciampitti, Charles Ciovacco, Jamie Pennington, Sean Leonard, and Nat Coughlin

2. Business Meeting

a) Approval of Minutes

Minutes of the May 25, 2009 meeting

Mr. LaBay made a motion to approve the minutes as submitted.
Mr. Ciampitti seconded the motion.
The motion passed unanimously.

Votes Cast:

Chairman Ramsdell – approve
Duncan LaBay – approve
Rob Ciampitti – approve
Charles Ciovacco – approve
Jamie Pennington – approve
Sean Leonard – approve
Nat Coughlin – approve

3. Public Hearings

a) Erik Kaminski and Vanessa Traniello

19 Eagle Street

Special Permit for Non-Conformities: construct an addition resulting in an upward extension of pre-existing, non-conforming side setbacks

The applicant was not present. Chairman Ramsdell believes that the applicant may have assumed that a continuance was automatic because their application is still before the Historical Commission. He suggests that the board continue the hearing to the July 13, 2010 meeting.

Nat Coughlin made a motion to continue the hearing to the July 13, 2010 meeting.
Duncan LaBay seconded the motion.
The motion passed unanimously.

Votes Cast:

Chairman Ramsdell – approve

Duncan LaBay – approve
Rob Ciampitti – approve
Nat Coughlin - approve

b) Alison and Jason Trimper

9 Hawthorne Road

Dimensional Variance: remove one-story (10' x 16') and rebuild one-story (20' x 16') for dining area/kitchen resulting in a 21' rear yard setback where 30' is required

Chairman Ramsdell read the notice of public hearing aloud for the record.

The applicant's 3-season porch is in poor condition. There is currently no room for a table in the kitchen. The applicant would like to open the wall between the kitchen and the 3-season porch, remove the porch, and add onto the kitchen. The hardship is that the lot is an odd-shaped lot and a corner lot. Other houses in the neighborhood are situated in the middle of their lots so that they can add an addition without needing a zoning variance. The location of the house on the applicant's lot does not allow for an addition without encroaching on the rear yard setback.

Chairman Ramsdell opened the hearing to public comment.

No one spoke in favor or opposition to the application.

Chairman Ramsdell closed the public comment portion of the hearing.

Questions:

Mr. Ciovacco asked if there is an abutter directly behind the applicant's property. **Yes, the applicant submitted a letter of support from the abutter, Milly Monroe.**

Mr. Ciovacco asked if Ms. Monroe has seen the plans. **Yes, and the proposed plan can only be an improvement on what she currently sees from her property.**

Mr. Ciampitti asked if the other corner lots are similar in size and offset location of the house on the lots. **The applicant stated that all of the other lots have the house located in the middle of the lot, whereas the applicant's house is located off to the side of the property. There do appear to be other homes that have additions that come close to the property line.**

Mr. Ciampitti asked when was the neighborhood built. **The applicant believes that it was built in the 1970's. Their house was moved to the neighborhood at that time.**

Deliberation:

Mr. LaBay stated that the hardship requirement is met because it is a corner lot, and because in it does not meet the lot size requirements of the R1 district.

Chairman Ramsdell suspects that none of the lots in the area meet the zoning requirements.

Mr. Ciampitti stated that the proposed plan appears to be a modest and necessary addition. It does not detract from the neighborhood and is not more adverse than the current conditions. This is an appropriate special permit request and easily supportable.

Mr. Pennington appreciates the letter that the applicants' submitted.

Mr. Ciampitti made a motion to approve the dimensional variance.

Mr. LaBay seconded the motion.

The motion passed unanimously.

Votes Cast:

Chairman Ramsdell – approve

Duncan LaBay – approve

Rob Ciampitti – approve

Charles Ciovacco – approve

Jamie Pennington – approve

c) Alison and Jason Trimper

9 Hawthorne Road

Special Permit for Non-Conformities: remove one-story (10' x 16') 3-season room and rebuild one-story (20' x 16') for dining area/kitchen on a property that has a pre-existing, non-conforming front yard setback

Chairman Ramsdell read the notice of public hearing aloud for the record.

Mr. LaBay made a motion to approve the special permit for non-conformities.

Mr. Ciovacco seconded the motion.

The motion passed unanimously.

Votes Cast:

Chairman Ramsdell – approve

Duncan LaBay – approve

Rob Ciampitti – approve

Charles Ciovacco – approve

Jamie Pennington – approve

4. Adjournment

Motion made to adjourn.

Motion seconded.

Motion unanimously approved.

Meeting adjourned at 7:30 P.M.

Respectfully submitted, Jennifer Stone - Note Taker