

September 15, 2011

Present: Polly Roberts, Todd Catlin, Kathy Leab, Randolph Snook and Peter Bowman

Alternates: Roderick Wyant III, Todd Peterson

Staff: Shelley White, Mike Ajello

Also Present: Ms. Amdurer, Mr. Neff, Engineer, Mr Amato, Ms. Kaplan, Ms. Bishop-Wrabel, Residents

Chairman Polly Roberts called the meeting to order at 7:30pm.

PUBLIC HEARING

Seated: Polly Roberts, Todd Catlin, Kathy Leab, Peter Bowman and Randy Snook

ZBA-0902 - Request of Amato, 235 Roxbury Road, for Special Exception, Zoning Regulation(s) 12.14.2(Noise Generating Equipment), to locate noise generating pool equipment at the western property line at the 50 ft. building set back.

Mr. Amato, property owner was present to discuss this application. He explained the limitations regarding the placement of the pool equipment due to the fact that this is an interior lot. The Commission and Mr. Amato looked at the map titled Subsurface Sewage Disposal System, prepared for The Amato Residence by Brian E. Neff, Licensed Engineer, sheet 1 of 1, dated 11-23-05 and they discussed the topography of the property and the decibel output of the proposed equipment. The Commission looked at the specification sheet for the pool pump and agreed that the pool equipment should be place no further than 25 feet from the pool and at or no further than the 50 foot building setback. There were no further questions.

Motion:

to close ZBA-0902 - Request of Amato, 235 Roxbury Road, for Special Exception, Zoning Regulation(s) 12.14.2(Noise Generating Equipment), to locate noise generating pool equipment at the western property line at the 50 ft. building set back,

by Ms. Leab, seconded by Mr. Snook, by 5-0 vote.

MEETING

Mr. Snook stated that the applicant has met all the new and revised regulation requirements for noise generating equipment. Mr. Bowman agreed and stated that this is the best location for the equipment due to the restrictions of the interior lot. Mr. Catlin stated that he did not have an issue with this application. Ms. Leab and Ms. Roberts agreed with the other members of the Commission.

Motion:

to approve ZBA-0902 - Request of Amato, 235 Roxbury Road, for Special Exception, Zoning Regulation(s) 12.14.2(Noise Generating Equipment), to locate noise generating pool equipment at the western property line at the 50 ft. building set back, not to exceed 25 Feet from the pool, passed by 5-0 vote.

PUBLIC HEARING

Mr. Catlin recused himself.

Seated: Polly Roberts, Kathy Leab, Peter Bowman, Randy Snook and Todd Peterson, Alt.

ZBA-0903 – Request of Glickman-Henley, 37 Old North Road for Special Exception, Zoning Regulation

17.5 (increasing Non Conformity), to enclose and expand kitchen within existing roof line, add 4'9" x 6'9" Box Bay window to breakfast room and gabled roof dormer to southwest corner of dwelling.

Mr. Neff was present to represent the landowners, Mr. Glickman and Mr. Henley, for this application. The Commission and Mr. Neff looked at the map titled Soil Erosion & Sediment Control Plan, House Addition, by Brian E. Neff, Engineer, Sheet 1 of 1, with a revision date of 9-1-11. Mr. Neff stated that the Inland Wetlands Commission approved this proposed plan and he submitted photos of the existing house. The Commission looked at the proposed plan – First Floor Plan, Proposed & Existing Front Elevation and Proposed & Existing Left Elevation. Ms. White confirmed that 3 (of the 5 notices sent) return receipt postcards were returned. There were no further questions.

Motion:

to close ZBA-0903 – Request of Glickman-Henley, 37 Old North Road for Special Exception, Zoning Regulation 17.5 (increasing Non Conformity), to enclose and expand kitchen within existing roof line, add 4'9" x 6'9" Box Bay window to breakfast room and gabled roof dormer to southwest corner of dwelling,

by Mr. Snook, seconded by Ms. Roberts, passed by 5-0 vote.

MEETING

Ms. Leab stated that she feels that this proposed plan is modest and keeps the house viable and is the spirit of the Special Exception, and that that these changes would bring the house up to modern standards. Mr. Bowman agreed with Ms. Leab and stated that the modifications are needed to increase the very small kitchen. Mr. Peterson and Mr. Snook stated that they did not have any issues with this application. Ms. Roberts stated that she agreed with the other Commissioners and that this is a very modest expansion.

Motion:

to approve ZBA-0903 – Request of Glickman-Henley, 37 Old North Road for Special Exception, Zoning Regulation 17.5 (increasing Non Conformity), to enclose and expand kitchen within existing roof line, add 4'9" x 6'9" Box Bay window to breakfast room and gabled roof dormer to southwest corner of dwelling, passed by 5-0 vote.

PUBLIC HEARING

Seated: Polly Roberts, Todd Catlin, Kathy Leab, Peter Bowman, and Randy Snook

ZBA-0904 – Request of Amdurer, 235 Baldwin Hill Road for Variance, Zoning Regulation(s) 11.6.1 (Minimum Yard Setbacks) and 11.5.1 (Lot Coverage), to construct an addition & deck with stairs on the rear of the house.

Mr. Neff, Engineer and Ms. Amdurer, property owner, were present to present this application. Ms. Roberts reminded the Commission that Ms. Amdurer withdrew her last application and reapplied to include lot coverage and plans with exact dimensions. The Commission, Mr. Neff and Ms. Amdurer looked at the Proposed Addition Plan, Floor Plan and Section A-A, hand drawn by Brian E. Neff, P.E., dated 9-6-11. Ms. Amdurer stated that the hole that is in the north side of the addition is being used as a “pass through” for building materials. The Commission asked if there were dimensions for the windows. Ms. Amdurer stated that she would like to put a window on the north side of the addition for airflow but she has not decided what type of window to use. Ms. Bishop-Wrabel, neighboring property owner, stated that she and her husband were concerned about light pollution and that the north side of the proposed addition faces her house and she would like to know the size and placement of any window that would be installed. She stated that she would be comfortable with a written description of the window. Ms. Amdurer stated that the window would be high and small. Ms. Bishop –Wrabel stated that she does not

oppose this application and is only concerned with the north side window. Ms. Amdurer agreed to the Commission's request that the window would not exceed 8 square feet and would be placed in the upper third of the north wall. There were no further questions or comments.

Motion:

to close ZBA-0904 – Request of Amdurer, 235 Baldwin Hill Road for Variance, Zoning Regulation(s) 11.6.1 (Minimum Yard Setbacks) and 11.5.1 (Lot Coverage), to construct an addition & deck with stairs on the rear of the house,
by Ms. Roberts, seconded by Ms. Leab, passed by 5-0 vote.

MEETING

Mr. Snook stated that he understood the need for this additional space and the deck with stairs and that he is happy that Ms. Amdurer was able to discuss and address her neighbor's concerns. Ms. Roberts stated that the steep lot is a hardship and the proposed placement of the addition, deck and stairs would be the most sensible. Mr. Bowman agreed with the other Commissioners and stated that he feels this addition is very modest in scope. Mr. Catlin stated that he has no issues with this application and that lot is incredibly steep and he approves of the agreement Ms. Amdurer made with her neighbor regarding the window. Ms. Leab stated that this is a modest addition and agrees with the previous comments made by the Commissioners.

Motion:

to approve ZBA-0904 – Request of Amdurer, 235 Baldwin Hill Road for Variance, Zoning Regulation(s) 11.6.1 (Minimum Yard Setbacks) and 11.5.1 (Lot Coverage), to construct an addition & deck with stairs on the rear of the house with the added stipulation that the window on the north side of the addition does not exceed 8 sq. ft. and is placed in the upper third of the structure wall, passed by 5-0 vote.

Consideration of Minutes

The minutes of August 18, 2011 were considered.

Motion:

to approve the minutes of the August 18, 2011 regular meeting of the Washington Zoning Board of Appeals as submitted,
by Mr. Catlin, seconded by Ms. Leab, passed by 5-0 vote.

Other Business

Ms. Roberts discussed a legal bill with the Commissioners.

Motion:

to adjourn at 8:15 pm, by Polly Roberts.

Ms. Roberts adjourned the meeting.

Submitted Subject to Approval,
Shelley White, Land Use Clerk