

**Members Present:** S. Woodworth Chittick, Chairman  
Benjamin Lacy  
Charles Higginson  
Peter Godecke  
Kathleen Hunter

**Member Absent:** Barbara Power, Clerk

**Others Present:** Jennifer Oram, Assistant Clerk

Chairman S. Woodworth Chittick called the meeting to order at 7:35PM.

**Zoning Board Business**

**Mr. Benjamin Lacy moved to approve the minutes of May 6, 2008 as amended. Chairman Chittick seconded the motion, and the vote was unanimous.**

**33 Sohier Street – applicants are John and Suzanne Montgomery. They seek to replace the existing garage. SP §8.7.2. File #08-04-10.**

The Board reviewed the draft decision written by Barbara Powers. Mr. Lacy requested to make some amendments in regard to the rear window on the rear of the structure. Mr. Lacy will make these and other amendments to the draft. **Mr. Charles Higginson moved to approve the decision as amended and grant the Special Permit sought by the applicants. Chairman Chittick seconded the motion, and the vote was unanimous (Mr. Lacy, Mr. Higginson and Mr. Goedecke).**

**355 Atlantic Avenue (Applicant is Heidi Condon, Architectural Designer, Land Owner is the James Jerome Coogan Trust). Seek to build an addition and raze a portion of the existing garage in the flood plain. §9.6. File #08-04-14.**

The Board reviewed the draft decision written by Mr. Goedecke. The applicant, Heidi Condon, submitted a letter to the Board on Friday, May 30<sup>th</sup> that stated the scope of the work would be reduced as follows: the first floor deck will not be extended to the existing deck footprint. The existing deck in the Northwest corner will be reduced by 120 SF. The project will also now consist of renovating the existing first floor wing within the existing footprint. Ms. Condon also states in her letter that the proposed second floor addition over the existing first floor will remain within the project scope as presented at the May 6<sup>th</sup> hearing. They would however, like to still seek relief from the Board to re-construct the existing exterior stairs and landing against the stone wall. Mr. Goedecke stated that to amend this decision, he would like Ms. Condon to submit existing and proposed site plans showing the area of the existing and proposed porch and stairs, as well as the existing and proposed western and southern elevations. He will then amend the decision and have the amended draft for the July 1, 2008 meeting. **Mr. Goedecke moved to continue the deliberation. Mr. Lacy seconded the motion, and the vote was unanimous (Mr. Lacy, Mr. Higginson and Mr. Goedecke).**

**Chairman Chittick moved to adjourn the meeting. Mr. Lacy seconded the motion, and the vote was unanimous. Meeting adjourned at 8:15PM.**

Respectfully submitted,  
Jennifer Oram, Assistant Clerk