

**Members Present:** S. Woodworth Chittick, Chairman  
Charles Higginson  
Kathleen Hunter  
Barbara Power, Clerk

**Members Absent:** Benjamin Lacy  
Peter Goedecke

**Others Present:** Jennifer Oram, Recording Secretary

Chairman S. Woodworth Chittick called the meeting to order at 10:05AM.

**1 Jerusalem Lane (Heidi Condon, Arch. Designer), Seeks to construct two additions. File #07-11-15.**

Mr. Lacy drafted the decision. Chairman Chittick is recused. The Board discussed, and made a few changes to the draft. **Mr. Charles Higginson moved to approve the draft decision as amended, granting a Special Permit to allow the second floor addition, but denying the Special Permit for the addition off the back of the first floor. Mrs. Barbara Power seconded the motion, and the vote was unanimous (CH, KH and BP).**

**88B Beach Street (Mark Ellis), seeks to raze the existing structure and construct a new single family dwelling. SP §8.7 and 9.11 – File # 07-11-13 AND a Variance §5.3 File #07-12-17a.** Mr. Chittick drafted the decision. The Board briefly discussed and made amendments. **Mr. Higginson moved to approve the decision as amended, granting a Special Permit and a Variance. Ms. Kathleen Hunter seconded the motion, and the vote was unanimous (WC, CH, and KH).**

**16-22 Depot Court (Richard Brown) – Re-opening / modification and amendment of SP, File #07-05-04.** Mr. Lacy drafted the decision. The Board reviewed briefly and made amendments. **Chairman Chittick moved to approve the decision as amended, modifying Special Permit #07-05-04. Mr. Higginson seconded the motion, and the vote was unanimous (WC, CH and KH).**

**92 Pleasant Street (Can Teryaki, Architect / Land Owner Douglas and Karyn Ellinger). Seeks to construct a sunroom and covered porch to the house. File #07-12-17b.** Mr. Higginson drafted the decision. Chairman Chittick is recused. **Mr. Higginson moved to accept the decision as amended, granting a Special Permit. Ms. Hunter seconded the motion, and the vote was unanimous (CH, KH and BP).**

**Appeal – applicant is Eileen Craven of 6 Nichols Road. Appealing the opinion/decision of the building inspector allowing a portion of the property at 198 Jerusalem Road to be used as a staging area for the municipal sewer/utility project. File #07-10-15b.** Decision drafted by Chairman Chittick. Each voting members on this decision reviewed their respective opinions on this decision. **Chairman Chittick moved to deny the appeal. Mr. Higginson seconded the motion. Chairman Chittick and Mr. Higginson voted to deny the appeal. Ms. Hunter voted to uphold the appeal. The Appeal is denied by a vote of 2-1 (Mrs. Power who had not been present at the January 8<sup>th</sup> meeting, did not vote).**

**Chairman Chittick moved to close the meeting. Ms. Power seconded the motion, and the vote was unanimous.**

Respectfully submitted,

Jennifer B. Oram  
Assistant Clerk