

Members Present: S. Woodworth Chittick, Chairman
Benjamin Lacy
Charles Higginson
Kathleen A. Hunter, Clerk

Members Absent: Peter Goedecke
Susan Kent

Others Present: Jennifer Oram, Assistant Clerk

Vice Chairman, Benjamin Lacy called the meeting to order at 7:30PM. Chairman S. Woodworth Chittick will be arriving later in the meeting.

HEARINGS

357 Atlantic Avenue (Applicant Carr, Lynch and Sandell, Land owner Janice Reiter). Seek to build a guest house. SP §9.6, §9.11 and §8.7.2. File #08.09.12. – continued.

The applicants have asked that this hearing be continued to the January 6, 2009 meeting. The Board has received the appropriate paperwork for this, including an extension of the time within which the board must file its decision. **Ms. Hunter moved to continue the hearing. Mr. Higginson seconded the motion and the vote was unanimous.**

438 Beechwood Street (Herbert L. Marsh). Seeks to build a single family home. VARIANCE §5.3.1. File #08.11.10.

The applicants have asked that this hearing be continued to the January 6, 2009 meeting. The Board has received the appropriate paperwork for this, including an extension of the time within which the board must file its decision. **Mr. Higginson moved continue the hearing. Ms. Hunter seconded the motion and the vote was unanimous.**

Chairman Chittick arrived at the meeting.

124 Atlantic Avenue (Paul and Michele Antico). Seek to build a garage/multi-purpose room. SP §8.7.2. File #08.11.10a.

Architect, James Kelliher, of Axiom Architects, addressed the Board. Mr. Kelliher reviewed the plans for the applicants, Paul and Michele Anitco. He stated that they are seeking relief as they are about 2.3 feet from the sideline instead of the required 20 feet. They are also about 8 feet from the rear line instead of the required 30 feet. He stated that when they rebuild, they will reduce the set-back intrusions a few inches. The footprint of the reconstructed structure will remain approximately the same; however the newer garage will be about two feet higher. The allowed height in this district is 35 feet, and this structure will be well below that at 23 feet. The building will allow for two cars on the first floor, one behind the other. The second floor will be for recreational use and storage only. The main house is built on ledge and does not have a basement. Chairman Chittick asked if the overhangs could be brought in so as to not increase the nonconformity thus triggering a Variance. Mr. Kelliher stated he would make that change to the proposed. The Board confirmed that the cupola was in compliance. There was no one in attendance to speak for or against the application. Applicants stated

that the neighbors to the south who are the only ones who can see the garage had expressed approval of the plans for the new garage **Mr. Lacy moved to close the hearing. Chairman Chittick seconded the motion and the vote was unanimous (Chairman Chittick, Mr. Lacy and Mr. Higginson).**

90 Whitehead Road (Carmen Hudson of Cavanaro Associates, on behalf of builder Jay Graham) seeks to replace the existing garage and build a new, expanded garage. SP §9.11. File #08.11.13.

John Cavanaro of Cavanaro Associates and Mr. Jay Graham addressed the Board on behalf of the land owner. Mr. Cavanaro submitted a more detailed site plan to the Board. They are seeking relief to tear down the existing structure and replace it with a two car garage with a half story of storage space on the second floor. Both the height and the footprint will be increased, but the building will be more flood compliant than the existing. Mr. Lacy stated that he felt that with any storm there would be water in the back of the building. He asked Mr. Cavanaro what distance the building was from the water. Mr. Cavanaro stated that one side of the building was 70 feet [from the water] and the other was 90 feet. Mr. Graham said that a large portion of the building is protected from the surge, but the right side is fairly exposed. After a brief discussion, Mr. Lacy, Chairman Chittick and Ms. Hunter all agreed that the application should, procedurally, be considered under §9.11. Chairman Chittick asked if anyone would like to speak for or against the application. Ms. Mildred Chapell of 35 Whitehead Road stated she was concerned about the visual impact the proposed structure would have. She stated that she was in attendance on behalf the Ralstons who live at 62 Whitehead Road as they could not be in attendance. Mr. Cavanaro stated the Ralstons would be looking down on the structure as their first floor is higher than the proposed structures height of 35 feet above sea level. Mr. Cavanaro stated that the Ralstons first floor is at 40 feet above sea level. He added that the structure will be much more attractive then what is there now. Mr. Graham stated that it was “a stretch” to see the Ralston’s house from the site of the garage. Chairman Chittick asked if they would be planting sea grass. Mr. Cavanaro said they would be and that they are presently before the Conservation Commission. **Mr. Lacy moved to close the hearing. Chairman Chittick seconded the motion and the vote was unanimous (Chairman Chittick, Mr. Lacy and Mr. Higginson).**

Chairman Chittick moved to close the hearing. Mr. Lacy seconded the motion and the vote was unanimous.

Meeting adjourned at 9PM.
Respectfully submitted,
Jennifer Brennan Oram
Assistant Clerk