

**Members Present:** S. Woodworth Chittick, Chairman  
Benjamin Lacy  
Charles Higginson  
Barbara Power, Clerk

**Members Absent:** Peter Goedecke  
Kathleen Hunter

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

Chairman S. Woodworth Chittick called the meeting to order at 7:30PM

**Board Business**

**Minutes - Mr. Benjamin Lacy moved to approve the minutes of June 3, 2008 as amended. Mrs. Barbara Power seconded the motion and the vote was unanimous .**

**Reorganization of the Board – Mr. Benjamin Lacy moved to appoint S. Woodworth Chittick as the Chairman of the Board. Mr. Charles Higginson seconded the motion and the vote was unanimous.**

**Mrs. Power moved to appoint Mr. Lacy as Vice Chairman. Mr. Higginson seconded the motion and the vote was unanimous .**

Mrs. Power announced that she would be resigning from the Board and that she would submit her letter of resignation that week. **Mr. Lacy moved that Mrs. Power remain the Clerk of the Board of Appeals until a new member is appointed. Mr. Higginson seconded the motion and the vote was unanimous ).**

**DELIBERATIONS**

**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. SP §9.6. File #08-04-14. Continued.**

This is was a continued deliberation from the Board’s previous meeting in June. At that hearing, the Board reviewed a letter submitted by the applicant that reduced the scope of work from a large addition, to only the replacement of the existing stairs and landing. The proposed construction on the stairs and the landing would be the same work which was proposed in the application and presented at the original hearing in May. At the June deliberation, Mr. Peter Goedecke had requested that Ms. Condon file additional site plans showing the area of the existing and proposed porch and stairs, as well as existing and proposed western and southern elevations showing the same. Ms. Condon did so and reviewed these additional plans with the Board this evening. While doing so, it was discovered that the site plan done by Engineer Neil Murphy was drawn incorrectly. Mr. Lacy asked that Ms. Condon file a letter with the Board explaining what the site plan should have depicted. After a brief discussion, the Board agreed that no relief under §8.7 would be needed. The only relief needed would be under §9.7. **Mr. Lacy moved to grant a special permit under §9.7. Mr. Higginson seconded the motion and the vote was unanimous (Chairman Chittick, Mr. Lacy and Mr. Higginson).** Mr. Higginson will write the decision to be filed within fourteen days.

**Mr. Lacy moved to adjourn the meeting. Chairman Chittick seconded the motion and the vote was unanimous .**

Meeting adjourned at 8PM.  
Respectfully submitted,

Jennifer Brennan Oram  
Assistant Clerk