

Members Present: S. Woodworth Chittick, Chairman
Benjamin Lacy, Vice Chairman
Charles Higginson
Peter Goedecke
Barbara M. Power, Clerk

Member Absent: Kathleen Hunter

Others Present: Jennifer Oram, Recording Secretary
Attorney Richard Henderson
Attorney Lisa Hewitt Dick
Mark and Shelia Toomey, 7 Border Street
Janet Barker, 812 Avalon Ave., Hull, MA
Jeff Barker, 126 Westfield St., Dedham, MA

380 Chief Justice Cushing Highway (Cohasset Realty Trust/Sovereign Bank) - §6.5.1 (place an illuminated sign on the side of the building) - #06-06-02 – Sitting – wc bl ch bl

Clerk Barbara Power recused herself from this hearing. The applicant came before the Board to ask for relief to allow a second illuminated sign on the building, facing Stop & Shop. The applicants feel that this would make the bank more visible from Route 3A. Before moving on in the hearing, Mr. Lacy asked the applicant to change the type of illumination of the light to comply with the Town Bylaws. The applicants agreed. Chairman Chittick then explained that to allow a second illuminated sign, they would need to be granted a Variance. To get this, the applicants would need to meet the five (5) very strict criteria needed to be granted a Variance.

The applicants currently have a sign on the front of the building, and one on the pylon near 3A. Chairman Chittick explained that he did not feel that they would be granted a Variance, and that perhaps the applicants should withdraw without prejudice and consider other options. There was then a lengthy conversation about whether or not the applicants had enough frontage to allow them to have a sign on the front, as well as a sign on the drive through, if they were to remove the sign from the pylon. The applicants said they would like to look into this option, and asked to continue the hearing, although the Board pointed out that the applicants own no frontage (being tenants) which might eliminate such an option. **Chairman Chittick moved to continue the hearing, Mr. Benjamin Lacy seconded the motion, and the vote was unanimous.**

150 North Main Street (Kuolos and McGowan) - §12.2.3 (Appeal of the Building Inspector’s Letter) #06-07-16 – Sitting wc bl ch pg bp

Attorney Richard Henderson asked for a continuation of this hearing for sixty (60) days, explaining that both of the applicants were out of the country. Attorney Henderson stated that he would have a brief to the Board by the September hearing. **Mr. Lacy moved to continue the hearing for sixty (60) days, until the October hearing, as long as the**

brief was to the Board in thirty (30) days. Mr. Charles Higginson seconded the motion, and the vote was unanimous.

7 Border Street (Toomey) - §8.7.2 – (construct a second story addition over carport) - #06-07-14 – Sitting wc bl ch pg bp

Mark and Sheila Toomey came before the Board to seek relief under §8.7.2. The Toomeys would like to enlarge an existing bedroom, and add a bathroom over the existing carport. The carport is about three feet from the sideline, as most of these houses in this area have very little setback. After looking at the proposed plans, it was seen that the proposed construction would encroach less on the setback, as the new room would not go out all the way to the furthest wall on the carport. The house is already nonconforming, and the applicants stated they thought the carport was built about 30 plus years ago; most likely before the Zoning Bylaws were passed.

The applicants explained that the new construction would not be going as high as the existing house. They also explained that they hired an architect to make the new construction be as non-obtrusive as possible. They stated that the footprint does not change, and that the only change would be in the volume within the setbacks. **Chairman Chittick moved to close the hearing, Mr. Higginson seconded it, and the vote was unanimous.**

DELIBERATIONS

224 South Main Street (Sturdy) – (construct an addition & replace garage) - #06-05-15 Sitting – wc bl bp ch kh pg – SP

The Board reviewed the draft decision written by Mr. Goedecke. **Chairman Chittick moved to accept the decision granting relief, Mr. Lacy seconded the motion, and the vote was unanimous. Mr. Higginson did not vote as he was not present for all of the hearings.**

257 Atlantic Ave. (Davis) - §8.7, 9.6 and/or 9.7 (renovate and enlarge home) – SP #06-05-17 – Sitting – wc bl bp ch kh pg – SP

The Board reviewed the draft decision written by Mr. Higginson. **Chairman Chittick moved to accept the decision with minor changes. Mr. Lacy seconded the motion, and the vote was unanimous.**

19 Atlantic Ave. (Barker) – (Appeal of Building Inspector’s Decision) or SP - #06-04-18 – Sitting wc bl bp ch kh pg – SP

The Board reviewed the eleven-page draft decision written by Chairman Chittick and Mr. Lacy. After a lengthy review, **Chairman Chittick moved to grant the Special Permit under §8.3.2 giving the Barker’s the right to construct a new conforming structure on their lot. The Board will ask that the Building Inspector reverse his decision and**

grant the Barker’s a building permit. Mr. Goedecke seconded the motion, and the vote was unanimous.

DISCUSSION

The Board decided to start reviewing the changes to the meeting minutes at each meeting to ensure that all members can weigh in on their content.

The Board also discussed the idea of raising the filing fees.

The next meeting of the Zoning Board of Appeals will be held on Tuesday, September 5th, a 7:30PM.

Chairman Chittick moved to adjourn the meeting; Mr. Lacy seconded it, and the vote was unanimous.

Meeting adjourned at 10:15PM.

Respectfully submitted,

**Barbara M. Power
Clerk**