

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

Member Absent: Susan Kent

Others Present: Jennifer Brennan Oram, Assistant Clerk

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

Board Business

Minutes – Chairman Chittick moved the minutes of July 7, 2009 as amended. Mr. Benjamin Lacy seconded the motion and the vote was unanimous.

HEARINGS

52 Stockbridge Street (Mark and Abigail Alves). Seek to build an addition within the front setback. Special Permit under §8.7.2. File #09.03.15.

This is a continued hearing. The Board requested additional plans with the building heights shown be provided to the Board. The original set filed with the application did contain these. Mr. Lacy stated that the new plans show the proposed height to be 30 feet. Chairman Chittick stated that they measure from the height of the ridge to the plate and that he thinks the height is actually a bit lower. Mr. Alves stated that the height will be raised to approximately 26 feet. Mr. Lacy stated that he was concerned about the front corner of the house that is located 4.5 feet off of the lot line on the North side . The proposed increase height is an additional 10 feet from the existing and he is concerned that this is a great deal of increase in height and mass located so closely to the lot line. Mr. Lacy asked if the Alves had contacted the neighbors that directly abut this lot line about the construction. Mr. Alves stated that they did send them a letter, but had not received any response. There was then a discussion about the various dormers, peaks and gables. Mr. Lacy asked what would be located at the front of the house in the highest peak. Mr. Alves stated that it would be an attic for storage. He explained that they do not have a basement and very little closet space. He said that an attic with this design gives them more storage and will cost them less to build. Chairman Chittick stated that he did not see the proposed plans as detrimental to the neighborhood as it is a small house. Mr. Lacy stated that the house would not be small after the addition. Mr. Alves stated that many homes in the area have had work done. The Board agreed to look at the other construction in the neighborhood. Ms. Hunter stated that the house across the street is much higher than the Alves home. Mr. Alves said that even with the addition, that home will be taller than his. **Mr. Higginson then moved to close the hearing. Mr. Goedecke seconded the motion and the vote was unanimous.**

DELIBERATIONS

25 Ripley Road, (Wilmarc Charles). Seeks to construct seven condominium units in the existing single family home. Comprehensive Permit, pursuant to Chapter 40B, sections 20-23, as well as a Special Permit under §5.3. File #09.03.13.

After an extensive conversation about this Comprehensive Permit, **Chairman Chittick moved to deny Comprehensive Permit, pursuant to Chapter 40B, sections 20-23, as well as a Special Permit under §5.3. Mr. Lacy seconded the motion and the vote was unanimous (Chairman Chittick, Mr. Lacy and Mr. Higginson, 3-0)**

140 Beach Street (Strekalovsky Architecture Inc., on behalf of land owner Solstice LLC). Seeks to build a deck, covered balcony, stairs and a detached two story garage. Special Permit under §§8.7 and 9.6.1. File #09.06.12.

After a brief discussion, **Chairman Chittick moved the Board grant the request for a Special Permit. Mr. Lacy seconded the motion and the vote was unanimous (Chairman Chittick, Mr. Lacy and Mr. Higginson, 3-0).**

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

Meeting adjourned at 9:25PM.

Respectfully submitted,

Jennifer Brennan Oram

Assistant Clerk