

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

Others Present: Jennifer Oram, Assistant Clerk

Chairman S. Woodworth Chittick called the meeting to order at 7:33PM

Board Business

The Board welcomes new Associate Member Susan Kent. Mrs. Kent is completing the term of Mrs. Barbara Power who resigned after serving twenty-five years on the Board.

Minutes – Mr. Benjamin Lacy moved to approve the minutes of July 1, 2008. Mr. Charles Higginson seconded the motion and the vote was unanimous.

Appointment of Clerk – Mr. Lacy moved to nominate Kathleen Hunter as the Clerk of the Zoning Board of Appeals. Chairman Chittick seconded the motion and the vote was unanimous.

51 Hill Street (Applicants are Anthony C., Judith A. and Carl Sestito). Seek to build an addition. SP §8.7.2. File #08.07.15.

Mr. Carl Sestito addressed the board to review his application. Chairman Chittick stated that he had reviewed Mr. Sestito’s application along with the site plan that was prepared by John Cavanaro and Associates. Mr. Chittick stated that it looks like Mr. Sestito is hoping to build a two-story addition in the back of the house. Before doing so, he would be removing what exists presently. Ms. Hunter asked what does exist off of the back of the house. Mr. Sestito stated that there is a bathroom and a bulkhead. Chairman Chittick stated that Mr. Sestito was extending back off of the existing house, but that the proposed would not be any closer to the side setback then what exists presently. Mr. Peter Goedecke said that it looks as if the addition would extend the back of the house by two feet. Mr. Sestito agreed and added that the proposed would not go any higher then the existing part of the house. Chairman Chittick said that under §8.7.2 such an addition may be allowed as long as the nonconformity was not being increased. Mr. Goedecke added that in his opinion this addition would not be substantially more detrimental to the neighborhood. Mr. Sestito stated that he had spoken to all of his neighbors about the proposed construction and they were fine with what was being proposed. **Chairman Chittick moved to close the hearing. Mr. Goedecke seconded the motion and the vote was unanimous (Chairman Chittick, Mr. Lacy and Mr. Higginson).**

93 Black Rock Road (Applicants are David and Dana Lucier). Seek to build an addition. SP §8.7.2. File #08.07.17.

Chairman Chittick reviewed the submissions that were given to the Board and stated that the majority of the Board had gone to look at the property. Land owner David Lucier was present to review his application. The plans, specs and application were prepared by the Architectural firm Sally Weston Associates. Chairman Chittick asked Mr. Lucier to explain why they wished to expand. Mr. Lucier

explained that he has four children and they are in need of an additional bedroom, as well as more living space as they need more room. He stated that they need to add on to the house, but while doing so, they want to keep the integrity of the house that has stood in that location for one hundred years. He stated that they worked closely with the architect to ensure they change the footprint as little as possible. The rear of the house presently abuts open land. In addition, they will be relocating the existing driveway and putting in a new driveway in a safer location. The existing driveway will become lawn and additional backyard. Mr. Lacy felt that this would be an advantage in regard to lot coverage. They will put in a “real” front door as presently access to the house is in the rear. Mrs. Susan Kent asked if they will have to remove the existing garage, to which Mr. Lucier stated they may have to. There was then a lengthy conversation about the existing garage, its location and the fact that it is the only portion of the house that is presently two stories. Mr. Goedecke asked that the actual lot size, as well as building coverage calculations be filed with the Board. These statistics were not filled out on the application that was originally filed with the Board. He stated that they would need those numbers to confirm they are within what coverage is allowed as the parcel is an undersized lot. The Board then discussed the rear lot line and whether the proposed additions would be encroaching too much within the setback. Chairman Chittick did not think so, but suggested a condition be made stating that they could not encroach any further than what is presently proposed. Chairman Chittick then read a letter of support from David and Katherine Dugan who live at 100 Black Rock Road. They live directly across the street from the Luciers and expressed their “complete approval” of the proposed construction. Chairman Chittick then stated that he felt the application was a classic case of an extension under §8.7.2. The Board asked Mr. Lucier to file the actual lot size and building coverage numbers with the Board by Friday, August 8, 2008. **Mr. Lacy moved to close the hearing. Mr. Goedecke seconded the motion and the vote was unanimous (Chairman Chittick, Mr. Lacy and Mr. Higginson).**

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

Meeting adjourned at 8:40PM.

Respectfully submitted,

Jennifer Oram
Assistant Clerk