

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

**Member Absent:** Susan Kent

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

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

**Board Business**

**Mr. Benjamin Lacy moved to approve the minutes of May 5, 2009 and June 3, 2009 as amended. Mr. Higginson seconded the motion and the vote was unanimous (5-0).**

**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.**

Mr. Strekalovsky addressed the Board. He explained that while he submitted the entire project, the renovations on the main home are in compliance with the Zoning Bylaws. He stated that they needed relief because the proposed garage is within the flood plain. Mr. Lacy pointed out that the Board will also need to give relief under §8.7 because the lot is undersized. Mr. Peter Goedecke asked if the balcony was being built within the setback and Mr. Strekalovsky stated that it was. Mr. Higginson asked if they had a sewer permit at this point. Mr. Strekalovsky was not sure. There was a brief discussion about the room over the garage and its use. Chairman Chittick pointed out that the room above the garage would not be a dwelling unit as it does not have all four pre-requisites to be considered a dwelling unit; in this case cooking. Mr. Lacy then asked Mr. Strekalovsky to address how much rock they would be removing and to address §11.2. Mr. Lacy read aloud the exempt operation of §11.2 including that there be 'removal of not more than ten cubic yards of material in the aggregate in any year from one premises'. Mr. Strekalovsky stated that the finished grade of the garage will be the slab elevation and that they plan on cutting into the ledge. The garage itself will be at elevation 12. He added that he will do the calculations, and if need be, they can store it [the rock] on the property. Mr. Lacy stated they can make the removal and storage of the stone a condition. The Board will also address the Sewer Connection in the conditions. Mr. Goedecke asked if where the garage is in the flood plain; would there be any special construction to the garage, i.e. break away doors etc.? Mr. Strekalovsky stated that because the garage is cement and stone and will be 12 feet above the flood plain, the structure would not be constructed in the velocity zone and therefore would not be subject to damage. Ms. Hunter stated that there was a letter of support from a Mr. Mike Hughes of 144 Beach Street, a direct abutter. Chairman Chittick read the letter aloud. Mr. Lacy also made mention that the Planning Board had unanimously recommended the Board grant the relief sought. **Mr. Lacy moved to close the hearing. Mr. Higginson seconded the motion and the vote was unanimous (5-0).**

**52 Stockbridge Street (Mark and Abigail Alves). Seek to build an addition within the front setback. Special Permit under §8.7.2. File #09.06.15.**

Home owner and applicant, Mark Alves, addressed the Board. Mr. Alves reviewed his application for the Board. He reviewed the layout of the house explaining that the proposed addition would give much added living space. They want to put a small addition on the front of the house. It had been proposed at 46 square feet, but that would be extending the nonconformity into the front setback. They have changed the size of that portion of the addition to 36 square feet thus eliminating the structure extending into the front setback. This addition will be a mudroom. The mudroom does add a bit of coverage at about .6%. The house itself is conforming on three of the four sides. The west side is 18 feet instead of the required 15 feet in that district. To increase their living space further, they are proposing to extend their second floor both up and towards the back of the house over the existing back addition. Mr. Alves explained that they are basically staying within the footprint with just a small increase in the front (.6%). Mr. Lacy asked how much they would be increasing the height with the second story addition. Mr. Alves stated that they would be going from 18 feet to 25 feet and that there would be an attic. Chairman Chittick explained that it is difficult for the Board to determine building height as the plans that were submitted did not show them. Where they are increasing the mass quite a bit in such a dense neighborhood, the Board feels they need accurate plans to make their decision. Chairman Chittick added that the Board measures height from the mid-point of the plate and ridge line, so those measurements should be depicted on the new plans as well. After a brief discussion, the Board asked the applicants to submit more complete plans showing elevations/building height before the next meeting date. Chairman Chittick asked if anyone in the audience would like to speak. Mr. Richard Redfield of 6 Ennis Court, spoke in favor of the project. Mr. Andrew Willard of 37 Stockbridge Street also spoke in favor of the plans. **Chairman Chittick moved to continue the hearing. Ms. Hunter seconded the motion and the vote was unanimous (5-0).**

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

Attorney Barrett and his client, Mr. Wilmarc Charles, were not in attendance at this hearing. **After a brief discussion, Chairman Chittick moved to close the hearing. Mr. Goedecke seconded the motion and the vote was unanimous (5-0).**

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

Meeting adjourned at 9:00PM.

Respectfully submitted,  
Jennifer Brennan Oram  
Assistant Clerk