

**Members Present:** S. Woodworth Chittick, Chairman  
Charles Higginson  
Barbara Power  
Peter Goedecke  
Kathleen Hunter

**Member Absent:** Benjamin Lacy

**Others Present:** Jennifer Oram, Recording Secretary  
Attorney Richard Henderson  
Vincent and Tracy Longo  
Stephen Bjorkland  
Mr. and Mrs. Tehranian

Chairman Chittick called the meeting to order at 7:36PM.

**22 and 34 Bancroft Road (Vincent and Tracy Longo) § 8.3 (Appeal/Special Permit §8.8. of the Building Inspector’s Decision) #06-10-26 – Sitting wc ch pg – SP/Appeal**

Chairman S. Woodworth Chittick reviewed his draft decision for the Board. The Board had a lengthy conversation about how the lots were divided, and that the applicant, by dividing the lots as they had, created a nonconformity. **Mr. Charlie Higginson moved to accept the draft decision as written, with edits, denying the applicant the right build on Lot 1. The decision also approved the proposed construction on Lot #2. Mr. Peter Goedecke seconded the motion, and the vote was unanimous (Ms. Hunter abstained from the vote as she was not present for the full hearing on 1.3.07.).**

**75 Meadow Lane – (applicants Raymond and Susan Tehranian of 132 Atlantic Ave.) (Appeal of the Building Inspector’s decision to grant a building permit for 75 Meadow Lane). #06-12-05 – Sitting wc bp pg.**

**65 Meadow Lane – (applicants Raymond and Susan Tehranian of 132 Atlantic Ave.) – (Appeal of the Building Inspector’s decision to grant a building permit dated 12/11/06, for 65 Meadow Lane). - #06-12-22. Sitting wc bl bp kh pg.**

Mr. Higginson recused himself from this deliberation. Chairman Chittick reviewed his draft decision for the Board. Chairman Chittick explained that he wrote one decision for both properties, and that he did this with the permission of both counsel. The Board reviewed the extensive decision, discussing other possible outcomes. After a lengthy deliberation, the Board agreed with the findings of Chairman Chittick. **Mr. Goedecke moved to deny the appeal, with conditions on 75 Meadow Lane, and to uphold the appeal on 65 (61) Meadow Lane. Mrs. Barbara Power seconded the motion, and the vote was unanimous (Mr. Higginson recused**

himself from both of these hearings. Ms. Hunter abstained from the vote as she was not present at the first hearing).

**449 Jerusalem Road – (Taja Realty Trust) (Seeks to construct a two car garage within the side setback) – Variance - §5.3.1 - #07-01-09. Sitting wc bl bp ch kh pg.**

This hearing was closed on 1.30.07. Mrs. Power will bring the draft decision to the April 3, 2007 hearing.

**Chairman Chittick moved to go into Executive Session for the purposes of discussing litigation. Mr. Goedecke seconded the motion. Chairman Chittick stated that the Board would come out of Executive Session and resume the meeting until adjournment.**

**Barbara Power – Aye  
Kathleen Hunter – Aye  
Charlie Higginson – Aye  
Peter Goedecke - Aye  
Chairman Chittick - Aye**

The Board came out of Executive Session.

Attorney Richard Henderson then addressed the Board and asked for an amendment to the decision written on 22 and 34 Bancroft Road. He asked if the Order in the decision which states that the two-family home that Mr. and Mrs. Longo own at 34 Bancroft Rd., cease being a two family immediately, be worded to instead say, the Longos have six months to seek a lot line change from the Planning Board. **Chairman Chittick moved to approve the addendum. Mr. Goedecke seconded the motion, and the vote was unanimous (Ms. Hunter once again abstained).**

The Board then had a brief discussion about various topics, including the proposed Stormwater Bylaw.

The Board agreed that the next meeting of the Zoning Board of Appeals will be held on Tuesday, April 3, 2007 at 7PM.

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

Meeting adjourned at 9:45PM.

Respectfully submitted,  
Barbara Power

Clerk