

**ZONING BOARD OF APPEALS MEETING
MAY 22, 2014, THURSDAY @ 7:00 P.M.
AMESBURY CITY HALL AUDITORIUM
62 FRIEND STREET**

MEETING WAS CALLED TO ORDER AT 7:03 P.M.

PRESENT: Matt Sherrill, Chair, Sharon McDermot, David Haraske, Bob Orem, Donna Collins, Bill Lavoie.

ABSENT: Olyce Moore

ALSO PRESENT: Denis Nadeau, Building Inspector, Paul Bibaud, Recording Secretary / Transcription.

MINUTES:

March 27, 2014: Motion to **approve by Donna Collins, seconded by David Haraske. Vote was unanimous.**

April 24, 2014: Motion to **approve by Sharon McDermot, seconded by Donna Collins. Vote was unanimous.**

DEAN AND MOLLY JEWETT- SEEKING A SPECIAL PERMIT/FINDING UNDER AMESBURY ZONING BYLAWS SECTION IX.B TO CONSTRUCT A 890 SQUARE FOOT ADDITION TO A SINGLE FAMILY STRUCTURE AT 8 ANDREWS LANE, AMESBURY, IN THE R-20 ZONING DISTRICT, PRECINCT 1. Sitting on this case are Matt Sherrill, David Haraske, Bill Lavoie, Bob Orem, and Sharon McDermot.

Malcolm McKay, attorney for applicants and abutter: This dwelling on 8 Andrews Lane actually sits into the side of a hill. It currently provides limited space for a growing family. The Jewett's have two children, with another child on the way. The added space this addition would provide is crucial to the applicant to make this current house workable for the family into the future. The house was built in 1782.

Motion made by Sharon McDermot to close and discuss. Motion was seconded by David Haraske.

Is the proposed expansion detrimental to the neighborhood? No.

Does the house pre-date zoning? Yes, 1782.

What are the non-conformities that exist? Front and right side setbacks.

Would the proposed expansion create any new non-conformities? No.

Motion was made by Bob Orem to close and vote. Motion was seconded by Sharon McDermot.

Bill Lavoie: Yes.

Bob Orem: Yes.

Sharon McDermot: Yes.

David Haraske: Yes.

Matt Sherrill: Yes

Application was approved.

MARK WOJCICKI SEEKS A Special Permit / Finding under Amesbury Zoning Bylaws Section IX.B: extension or alteration to seek zoning relief to raise an existing residential structure and construct a new residential structure in its place at 42 Birchmeadow Road, Amesbury, in an R-20 zoning district, Precinct 5.

Sitting on this hearing are Matt Sherrill, Bill Lavoie, Bob Orem, Donna Collins, and David Haraske.

Paul Gagliardi, attorney for applicant, with revised plan and photos. The revision to the plans is that the proposed rear right is not being added.

Matt Sherrill: The one objection I would have is that I much prefer this to be a small house. This property is surrounded by small houses. It has happened in the past that the board has approved something, but a big house was built. That was not our intent. So I am very sensitive to that happening again. I don't want to see a string of small houses, go around a bend and see a monster structure looming there.

John Paulson from Atlantic Engineering, who is working on the project: Assurances were made that the new structure would not be dominating in size over surrounding structures.

Motion was made to close and vote by Donna Collins. Motion was seconded by David Haraske. Proof that the building pre-dates zoning? Yes... 1932.

What are the non-conformities? Front and all setbacks.

If approved, would this addition be any more or less detrimental to the neighborhood? No.

There are no stipulations involved with this case.

Steve Stallings, abutter at 44 Birchmeadow Road: Spoke of his two concerns of one side being built closer to his property, as well as his concern for losing some or all of his view due to this new addition. His fears were answered by Mr. Paulson that it would not be a significant change on either concern. **Mr. Stallings also wanted it in the record that his mail went to 44 Birchmeadow Road, but that his main residence and mailing address is 16 L Street, Hampton Beach, and that he prefers getting his mail there.**

Motion was made by David Haraske to close and vote. Motion was seconded by Donna Collins.

Bill Lavoie: Yes.

Donna Collins: Yes.

Bob Orem: Yes.

David Haraske: Yes.

Matt Sherrill: Yes

Application was approved.

Motion to adjourn the meeting was made by Donna Collins.

Motion was seconded by David Haraske.

Vote was unanimous.

Next meeting will be on June 19th.

Meeting was adjourned at 7:40 P.M.