

October 25, 2013

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Decisions and Applications

This summarizes the decision reached at the October 23, 2013 ZBA meeting and outlines the agenda for its November 20, 2013 meeting. The December ZBA meeting will take place on Wednesday, December 18 @ 5:00 PM because of the Christmas holiday.

### **October 23, 2013 Decisions**

1. **POSTPONED TO NOVEMBER 20: CHRIS ALLEY FOR DAVID GRAIN; Article 6 Section 6.11B2; 3 Georgiana's Way; Map 17 Lot 23.3:** Construct an addition to the existing single-family dwelling resulting in more than 4,000 sq. ft. of living area on a 5-acre parcel.
2. **POSTPONED TO NOVEMBER 20: CHRIS ALLEY FOR GARY JONES AND STACEY SNIDER; Article 6 Sections 6.6 and 6.11; 26 Abel's Neck Rd.; Map 31 Lot 2:** Construct an addition to the existing single-family dwelling resulting in more than 3,500 sq. ft. of living area on a 3-acre parcel. The addition does not meet the minimum 50-foot setback distance from the west lot line.
3. **APPROVED WITH CONDITIONS: CHRIS ALLEY FOR WILLIAM N. HAIT; Article 4 Section 4.2A3; 13 Deerpath Lane; Map 7 Lot 83:** Construct a 20' X 50' built-in swimming pool with an electric air source heat pump water heating system and the required four-foot high safety fencing. The pool equipment will be located in an 8' X 10' detached shed.
4. **APPROVED: CHRIS ALLEY FOR KATY PLASSE AND SAM DECKER; Article 6 Sections 6.4 and 6.5; 33 Eben's Lane; Map 13 Lot 23:** Special Permit to allow construction of a single-family dwelling on a 0.55-acre Youth Lot. The Youth Lot will be created on the parcel owned by Louis M. Cossutta.
5. **CONTINUED TO NOVEMBER 20: LOUIS AND ELIZABETH LARSEN; Article 4 Section 4.2A3; 13 Wampum Way; Map 11 Lot 74:** Construct a 36' X 18' built-in swimming pool with an auxiliary heat pump pool water heating system and the required four-foot high safety fencing. The pool equipment will be located in a sound-insulated shed.
6. **APPROVED: MATTHEW STEDMAN FOR HOWARD, ELIZABETH AND PETER HARRISON, TRUSTEES; Article 8 Section 8.3; 8 Mayhew Lane; Map 27.1 Lot 196:** Alter a pre-existing, non-conforming structure by expanding the 4' X 6' front deck to 4' X 12'. The 6-foot addition will be used as an outdoor shower and is 10' 6" from the east lot line by Mayhew Lane.
7. **APPROVED WITH CONDITIONS: REID SILVA FOR TONY SHALHOUB AND BROOKE ADAMS; Article 4 Section 4.2A1; 205 South Road; Map 18 Lot 107:** Convert an existing detached bedroom into a guesthouse by adding a kitchen.

### **November 20 Agenda:**

1. **CHRIS ALLEY FOR DAVID GRAIN; Article 6 Section 6.11B2; 3 Georgiana's Way; Map 17 Lot 23.3:** Construct an addition to the existing single-family dwelling resulting in more than 4,000 sq. ft. of living area on a 5-acre parcel.
2. **CHRIS ALLEY FOR GARY JONES AND STACEY SNIDER; Article 6 Sections 6.6 and 6.11; 26 Abel's Neck Rd.; Map 31 Lot 2:** Construct an addition to the existing single-family dwelling resulting in more than 3,500 sq. ft. of living area on a 3-acre parcel. The addition does not meet the minimum 50-foot setback distance from the west lot line.
3. **LOUIS AND ELIZABETH LARSEN; Article 4 Section 4.2A3; 13 Wampum Way; Map 11 Lot 74:** Construct a 36' X 18' built-in swimming pool with an auxiliary heat pump pool water heating system and the required four-foot high safety fencing. The pool equipment will be located in a sound-insulated shed.