

August 6, 2019

TO: Distribution

FROM: Chuck H.

SUBJECT: **UPDATED ZBA Special Permit Applications**

This outlines the ZBA decisions from its July 24, 2019 meeting and outlines the agenda for its meeting on August 28, 2019.

July 24, 2019 Decisions

1. **APPROVED: ANNE MARTIN; Article 4 Section 4.2A2; 139 South Road; Map 17 Lot 12:** Open a home occupation to sell her family's paintings and art work out of her studio. She anticipates being open for business 4-5 days per week from 12 noon to 4:30 PM. A sign no larger than 3 sq. ft. will also be placed at her driveway entrance.
2. **APPROVED: PHIL REGAN FOR LOU KLING AND EILEEN NUGENT; Article 4 Section 4.2A1; 41 Tilton Road; Map 4 Lot 17:** Replace an existing 779 sq. ft. guesthouse with a 799 sq. ft. guesthouse. The existing guesthouse foundation and floor framing will remain. The porch will be relocated from the east side to the south side. The gable roof ridge height will be less than 18 feet above mean, natural grade. A small section of flat roof will be less than 13 feet above mean, natural grade.
3. **APPROVED: REID SILVA FOR THE STONEWALL JAFFE IRREVOCABLE TRUST-NUMBER ONE; Article 4 Section 4.2A3 and Article 6 Section 6.6; 95 Stonewall Road; Map 32 Lot 70:** Construct 20' X 40' in-ground swimming pool in a location that meets the minimum 50-foot setback distance from the lot lines. Article 6 Section 6.6 seeks setback relief for portions of the pool enclosure that do not meet the minimum setback distance from the lot lines. The enclosure is approximately 18 feet from the northeast lot line and 27 feet from the northwest lot line. The pool water will be heated with an air-source heat pump. The pool equipment will be located in a sound-insulated section of the garage. The power needs for the pool will be offset by purchasing green energy from one of the utility companies such as the Verde Energy USA program. The project is in the inland zone of the Atlantic Ocean Coastal District.

August 28, 2019 Updated Agenda:

1. **CHRIS ALLEY FOR STEPHEN MERKEL AND ROBIN SHANUS; Article 4 Sections 4.2A1, Article 6 Section 6.11 and Article 11 Section 11.6B; 17 Howell Lane; Map 27 Lots 1,3, 3:** Construct an 800 sq. ft. guesthouse under Article 4 Sec. 4.2A1; tear down and build a new single-family residence and build a pool house for the existing pool. Under Article 6 Section 6.11 the total living area for the new house is 4,443 sq. ft.; the guesthouse has 835 sq. ft. of living space and the pool house has 266 sq. ft. of living space for a total of 5,544 sq. ft. The amount of living space requiring a Special Permit for ten-acres is 5,250 sq. ft. The total maximum living area allowed with a Special Permit is 7,750 sq. ft. Under Article 11 Section 11.6B the project is replacing structures within 100 feet of a wetland draining into a coastal pond.
2. **HUGH WEISMAN; Article 6 Section 6.6; 31 Stonewall Rd.; Map 32 Lot 57:** Build an addition to the existing dwelling in a location that does not meet the minimum 50-foot setback distance from the northwest lot line. The addition is 49 feet from the lot line.

(OVER)

3. **WAYNE IACONO; Article 4 Section 4.2A1; 16 Clambelly Road; Map 7 Lot 32:** Build an 800 sq. ft. guesthouse in a location that meets the minimum 50-foot setback distance from the lot lines.