

Minutes from Meeting of April 28, 2004 – Moulton, Ryan Development

Members Present: Robert Cadle, Mark Mulligan, Stuart Schulman, Cynthia Maxwell, chase Duffy

The chairman convened the Moulton hearing by reading the Legal Notice.

Mr. Moulton, applicant, wants to add several rooms and a hallway to his 1750's center chimney colonial. He noted that in the 1950's an addition was added with a two-car garage, bedrooms and attic space. He said that he currently uses this space for a studio and wants to create a way to get from the garage area to the upstairs of the original house. He said that he also wants a veranda that will be attached to the house and that will create access to the pool. He said that the house pre-exists the United States, as well as zoning. He noted that there is no other place to put anything.

Discussion ensued regarding the house and proper location.

Of note: the studio is for music production. The height of new structure is within the 35 ft. requirement. He said that adding the second story space when the house is so close to the road necessitates a special permit.

The applicant noted that the barn will have the required setbacks.

Mr. Moulton said that he wants to have a shed as shown on the plan, even if it has only 47 feet of setback. He said that there is a privacy fence that will meet the edge of the shed.

Discussion ensued regarding neighborhood setbacks. Of note: there is only one old house with close setback.

The Board noted that the house is there and the applicant cannot relocate the house or the road.

Ann, an abutter, said she has no problem with the project.

The Board felt that the shed needed to be handled separately and if the applicant cannot locate 50 feet from the boundary than he needs to come before the Board for a variance.

The Board moved to grant a special permit to allow the alteration of a non-conforming structure on as depicted in the the plan dated 3/29/04.

The motion was seconded and passed unanimously.

The Chairman convened the Ryan Development hearing by reading the Legal Notice.

Board moved to grant a special permit for a temporary trailer for a year with \$1500.00 bond posted

to the treasurers office.

The motion was seconded and passed unanimously.

Hearing adjourned 8:45 pm.