

Minutes Meeting of March 9, 2005 – Harper

Members Present: Chase Duffy, Cindy Maxwell, Jay Prager, Bob Cadle, Megan Mahoney-Wickham

The Acting Chairman convened the Harper hearing by reading the Legal Notice.

Mr. Harper, applicant, was present and noted that the Building Inspector said that he needed a variance and a special permit. He said that he wants to build an addition to his house, as shown on the submitted plan, which has a setback of 41.8 ft. from Birchwood Ave, a private way. He noted that he is a tall guy and wants more ceiling height.

Mr. Prager asked about the original ceiling height, which appears to be about 13.2 ft.

Mr. Harper said that the curve in the road makes the house sit closer. He said that he wants a covered entrance over the front door that will be 4 ft. closer to the front boundary, rather than the original 6 ft. proposed, to shield the door from ice, etc. He said that they have to carry laundry outside to get to the basement where the washer and dryer are located. He then noted constraints that prohibit locating the addition elsewhere on the lot, ie septic system, etc. He said that they are talking about getting more property so they can increase the number of bedrooms. He said that there is a loft above the bathroom for reading, etc.

Mrs. Duffy noted that abutting properties are at least as close and said that this looks like a nice plan that meets side setbacks.

Mr. Harper said that he has the Con. Comm. order of conditions.

Mr. Cadle asked about what trees will be kept.

Mr. Harper said that he is maintaining a nice tree buffer and noted that the hummingbirds will be happy. He said that he is moving the existing shed back as shown on the plan and will be adding a second line of silt fence at the recommendation of the Con. Comm.

Mr. Cadle asked for clarification regarding where the site is exactly.

Of note: the septic system is in compliance with Title V.

The Board moved to grant a special permit to allow an increase in height and a variance from setback requirements.

The motion passed unanimously after being seconded.

The meeting adjourned at 8:25 pm.

Next meeting: Stu, Cindy, Megan, Jay, Bob