



Chelmsford Board of Appeals

Town Offices

50 Billerica Road

Chelmsford, MA 01824

Phone: 978-250-5231

Meeting Minutes

Thursday, February 7, 2019

Members Present: Brian Reidy, Nancy Morency, Charlie Wojtas, Jamie Brown, Erin Drew

Members Absent: Mark Carota, Steve Mendez, Ida Gates

Others Present: Colleen Stansfield, Department Assistant, Shaun Shanahan, Building Commissioner

Meeting was called to order by Mr. Brian Reidy, Chair, at 7:00PM. He made an announcement that meeting was being televised by Chelmsford Telemedia and hand recorded for the purposes of minute-taking.

Administrative:

50 Hunt Road - Determination of minor/major modification to a previously approved project. Change of roof line. Attorney Melissa Robbins, representing the applicant, went over the proposed change to the roof line. She stated that the Board needed to decide if this is a major or minor change. The Board asked if the height has changed and she stated that it did and is shorter than the originally proposed. Brown made a motion to determine that this is a minor change, seconded by Wojtas. Unanimous 5-0

Continued Public Hearings:

9 Rogers Road, Estate of Phyllis Clark, M/P 13-20-7, for a Variance under section 195-9, of the Chelmsford Zoning By-Laws - Conformity for Lot Area. Atty. Gregg Haladyna, representing the applicant, went over the application and asked the Board to make the determination that this has always been a lot and to grant the variance to make it a buildable lot. Alan Clark, executor of the estate addressed the Board and expressed that this was a simple mistake by his parents that were unaware that holding two adjoining non-conforming lots in common ownership effectively makes them one lot for zoning purposes and they lost the opportunity to have a buildable lot. The Board had a few questions and discussed the shape and topography of the lot. Charles LaRosa, 60 Dunstable Road,

pointed out his property and stated that there is a stream there or used to be. He stated that the lot in question is not a buildable lot. The Board asked the applicant to stake out the proposed foundation and the applicant gave the Board permission to walk the property and see how the structure would fit on the lot. Morency made a motion to continue the hearing to March 7, 2019, seconded by Drew, unanimous.

New Public Hearings:

15 Radcliffe Road, Kenneth Coleman, for a special permit under 195-8E (2) to construct a 30'x42' addition with a 4' porch to a pre-existing non-conforming structure (frontage / side setback) which will now create a non-conformity on the right side setback requirement, and is over the 30% allowable by right and any other relief deemed necessary. Mr. Coleman appeared before the Board and described his proposed project. He stated that the addition will be for his mother inlaw and will include a bedroom and a sitting room. Mr. Coleman also stated that he has spoken to his direct neighbor and has their support. The Chair opened the hearing to the public. There was no one from the public to speak. Wojtas made a motion to close the public hearing, seconded by Drew, unanimous. Wojtas made a motion to approve the application seconded by Brown, unanimous.

20 Harold Street, Laurie Crockett, is seeking a special permit under 195-8 E(1), to construct a second floor addition to a pre-existing non-conforming structure and a 9'x5' addition to the front of the structure which will further increase the non-conformity on the front setback. Laurie Crockett, architect for the applicant, appeared before the Board and went over the proposed 2nd story addition and the addition of a front vestibule. The Chair read the department letters into the record. There was no one from the public to speak. Brown made a motion to close the public hearing, seconded by Morency, unanimous. Brown made a motion to approve the application, seconded by Drew, unanimous.

103 Willis Drive, Thomas Soucy, for a special permit to construct a new side deck and front balcony to a non-conforming structure (structure / lot area / lot frontage which will now increase the non-conformity on the front setback requirement, 195-8E (2)). Thomas Soucy appeared before the Board and explained that he had been here 2 years ago and could not get a stamped survey due to issues with the title. He stated he has completed all the research required to have a valid survey. Brown Made a motion to close the public hearing, seconded by Morency, unanimous. Morency made a motion to approve the application, seconded by Brown, unanimous.

Wojtas made a motion to adjourn, seconded by Brown, unanimous.

Next Meeting

- March 7, 2019