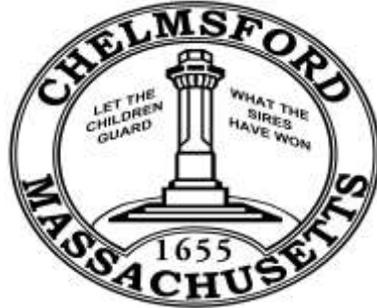


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**Chelmsford Board of Appeals**  
**Town Offices**  
**50 Billerica Road**  
**Chelmsford, MA 01824**  
**Phone: 978-250-5231**

**Meeting Minutes**  
**Thursday, May 9, 2019**

**Members Present:** Brian Reidy, Nancy Morency, Ida Gates, Erin Drew, Steve Mendez  
**Members Absent:** Jamie Brown, Mark Carota, Charlie Wojtas  
**Others Present:** Colleen Stansfield, Department Assistant

**47 Boston Road, Atty. William Harvey**, is seeking variances under 195-9, conformity, to create a new lot from an existing lot. The applicant requests relief from minimum lot area for lot 1 and relief from frontage and width for lot 2 and any other relief deemed necessary.

William Harvey appeared before the Board and went over his variance request. He stated that this home is one of the oldest in Chelmsford and his intention is to save the historic structure. He went on to state that in order to finance this effort he would need to have this variance approved or he will not be able to save the house. The Chair read the letters into the record and opened the hearing up to the public. Brian Bestvater, 54 Boston Road, stated that this is a very busy road with many children and they hear emergency vehicles all too often. He does not support this request. David Hutchinson, 42 Bartlett Street, stated that he and 2 (Mary and Barbara) of his neighbors do not support this request and they could not come due to health issues. Deb Taverna, 109 Billerica Road, and a member of the Historical Commission, stated that this is a house that Historical would love to see it saved, somehow. Monica Shean-Craig, 41 Boston Road, stated she had concerns about this request and her driveway is very dangerous so she wanted to know where the drive for the new lot would go. Mickey Garuch, 41 Boston Road, stated that the property has water in the basement and he wanted to know

where the water was coming from and thought that a new house there would only make that issue worse. Kim Fontaine, 34 Boston Road, also stated that she is not in support of this application. Christiane Schnaidt, 55 Boston Road, stated that she had concerns about the drainage and the width of the proposed driveway. The applicant reminded the Board that without this variance the historic home will be demolished. He went on to state that there is precedence in creating a small lot to save a historic structure. He stated that there will be a single family residence on the property that will meet zoning and not have a home occupation, not have dumpsters, not have trailers or the such on the property. This property will be used for residential purposes only. Harvey stated that he is insulted that the Board feels there is no guarantee he will save the historical home. He went on to state that all his projects are perfect and he is the best builder in Chelmsford. David Hutchinson, 42 Bartlett Street, spoke again and urged the Board to not approve this variance, especially after hearing the “wonky” argument and he stated he would not trust this individual to represent a good deal. Deb Taverna, 109 Billerica Road, stated that this is one of the oldest homes still standing in Chelmsford and the Historic Commission would like to save the home. There were no further comments from the public. Mendez made a motion to close the public hearing, seconded by Drew, unanimous. Mendez made a motion to approve the application as presented, seconded by Morency, 0-5, Motion fails

**91 North Road, Sachin Patel,** for a special permit under 195-8 E to construct a new 24’x24’ Deck on the rear of the structure which will further encroach on the rear setback and any other relief that may be deemed necessary. Mr. Patel appeared before the Board and explained his project, which included repairing the existing deck and expanding the deck to approximately 6 feet from the property line. He told the Board that the end of the deck will be aligned with the driveway. The Board asked if he had spoken to his abutters and he stated that he did indeed speak with them, and has presented letters of support. The Board stated they would support a 24’x20’ expansion of the deck. Hong Paik, 80 Dalton Road, had concerns about water. He stated that the last time there was work near him, his basement flooded so he wanted to be sure this project would not affect his property. Mendez made a motion to close the public hearing, seconded by Morency, unanimous. Mendez made a motion to approve the application but changed the dimensions to 24’x20’, leaving the deck approximately 10 ft from the property line, Seconded by Morency, unanimous. 5-0

**87 Meadowbrook, Peter Natsios,** for a special permit under 195-8 (a, b) to demolish an existing structure and construct a new structure that meets the required setbacks but lacks lot area and any other relief that may be deemed necessary. Attorney Douglas Hausler, representing the applicant, appeared before the Board and explained his client’s application. This project includes razing the existing home and the new structure will be placed further back and conforming to the setbacks. This will also correct an existing encroachment of the driveway on the abutter’s property. The Chair read the department letters into the record.

There was no one from the public to speak for or against the application. Mendez made a motion to close the public hearing, seconded by Gates, unanimous. Gates made a motion to approve the application and noted the department letters, seconded by Drew, unanimous. 5-0

Morency made a motion to adjourn, unanimous.