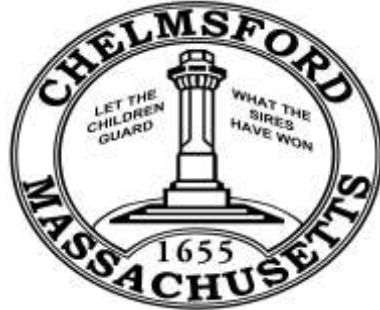


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Chelmsford Board of Appeals
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Meeting Minutes
Thursday, June 6, 2019

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

WITHDRAWN

Off Tobin, Atty. William Harvey, is seeking variances under 195-9, conformity, to create a new lot #3 that will not meet frontage or width. The applicant requests relief from frontage and width and any other relief deemed necessary.

361 Littleton Road, John Wickens, is seeking variances under 195-9, conformity, to move a lot line which will leave a pre-existing, non-conforming lot more non-conforming. The applicant requests relief from minimum lot area, frontage and width and any other relief deemed necessary. Applicant requested a continuance until July 11, 2019. Carota made a motion to continue the public hearing to July 11, 2019, seconded by Morency, unanimous. 5-0

5 Maynard Circle, Robert & Joyce Hand, are seeking a variance under 195-9, conformity, to construct a 24'x24' garage addition that will encroach on the front setback. The applicant requests relief from the front setback any other relief deemed necessary. Robert and Joyce Hand, appeared before the Board and explained the plan to the Board which included an attached 2 car garage that encroaches on the front setback by 11'6". Mr. Hand explained that they did have a plan that met

zoning but they did not like the way it looks from the street and it did not meet the character of the neighborhood. The Chair read the department letters into the record. He also read support letters from 5 abutters. The Chair opened the hearing to the public. There was no one from the public to speak for or against this project. Morency made a motion to close the public hearing, seconded by Carota, unanimous. Morency made a motion to approve the variance and noted the hardship as the shape of the lot, seconded by Mendez. Unanimous 5-0

25 Monmouth Street, Sophy Poisson., for a special permit under 195-8E (2) and 195-8 (B) to construct a new 30'x24' addition that will not meet side setback to a pre-existing, non-conforming structure and use and will be over the 30% allowable by right and any other relief that may be deemed necessary. The applicant appeared before the Board and explained her request which included a 20'x20' addition in the rear of the lot that will encroach into the side setback. The board noted that the setback is 40' ft because the zone is industrial. There was no one from the public to speak for or against this application. Wojtas made a motion to close the public hearing, seconded by Morency, unanimous. Wojtas made a motion to approve the special permit as presented and noting the Department letters, seconded by Carota, unanimous. 5-0

Meeting Minutes: Carota made a motion to accept the minutes for April 4, 2019, seconded by Morency, 5-0

Wojtas made a motion to adjourn, unanimous

Next Meeting - July 11, 2019