AGENDA

I. APPROVAL OF MINUTES
A) June 22, 2010
B) September 21, 2010

II. PLANNING DEPARTMENT REPORTS

III. PUBLIC HEARINGS

1) Case #10-1
   Petitioners: Nicole R. Gregg Rev. Trust, Nicole R. Gregg, Trustee
   Property: 13 Salter Street  Assessor Map 102, Lot 28
   Zoning district: Waterfront Business
   Description: To change a nonconforming residential use with 5 residential units to a nonconforming residential use with 2 units and expand a nonconforming structure by adding a two story addition and an attached garage with less than the minimum required front and side yards.
   Request: Special Exception under Section 10.335 to allow a lawful nonconforming use to be changed to a similar nonconforming use with impacts on the adjacent properties less adverse than the current use.
   Variance from Section 10.321 to allow the expansion of a nonconforming structure.
   Variance from Section 10.334 to allow a nonconforming use of land to be extended into part of the remainder of a lot of land.
   Variance from Section 10.521 to allow a front yard of 26’ where 30’ is required.
   Variance from Section 10.521 to allow a right side yard of 16.5’ where 30’ is required.

2) Case # 10-2
   Petitioners: Todd G. Merrill & Caroline Merrill
   Property: 238 Lincoln Avenue  Assessor Plan 130, Lot 5
   Zoning district: General Residence A
   Description: To remove the existing entryway and deck from the rear portion of the structure and locate a new entryway and deck on the right side of the structure.
Request: Variance from Section 10.321 to allow a nonconforming structure to be altered. Variance from Section 10.521 to allow a rear yard of 12’ where 20’ is required.

3) Case # 10-3
Petitioner: Todd Eiseman
Property: 29 Morning Street  Assessor Plan 163, Lot 18
Zoning district: General Residence A
Description: To demolish the existing garage at the rear of the property and construct a new one story addition to the home on the same footprint.
Request: Variance from Section 10.521 to allow a left side yard of 1’ where 10’ is required. Variance from Section 10.521 to allow a rear side yard of 1’ where 20’ is required. Variance from Section 10.521 to allow a building coverage of 57% where 57% currently exists and 25% is allowed
Variance from Section 10.321 to allow a nonconforming structure to be reconstructed.

4) Case # 10-4
Petitioners: Christian L. Berling Revocable Trust, Christian L. Berling Trustee
Property: 117 Ash Street  Assessor Plan 150, Lot 36
Zoning district: General Residence A
Description: To allow the expansion of the existing home with a 2 story addition
Request: Variance from Section 10.321 to allow the expansion of a nonconforming structure
Variance from Section 10.521 to allow a left side yard of 3’± where 10’ is required.

5) Case # 10-5
Petitioners: Celeste C. Ledoux & Christopher Ledoux
Property: 100 Dennett Street  Assessor Plan 140, Lot 15
Zoning district: General Residence A
Description: To construct a front porch with a front yard of 9’6” where 15’ is required.
Request: Variance from Section 10.321 to allow the expansion of a nonconforming structure.
Variance from Section 10.521 to allow a front yard of 9’6” where 15’ is required.

IV. OTHER BUSINESS

V. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you wish to attend a meeting and need assistance, please contact the Human Resources Department at 610-7274 one week prior to the meeting.