AGENDA

I. APPROVAL OF MINUTES

A) August 16, 2016

II. PUBLIC HEARINGS – OLD BUSINESS

A) Case #8-3
   Petitioners: Abigail Kell Sutcliffe, owner, Fred Kell, applicant
   Property: 12 Woodbury Avenue
   Assessor Plan 163, Lot 9
   Zoning District: General Residence A
   Description: Add rear porch.
   Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
   2. A Variance from Section 10.521 to allow 55.94%± building coverage where 25% is the maximum allowed.
   (Postponed from the August 16, 2016 meeting.)

B) Case #8-8
   Petitioners: James C. Lucy Revocable Living Trust, James C. & Kimberley A. Lucy, Trustees
   Property: 127 & 137 High Street
   Assessor Plan: Map 118, Lots 20 & 21
   Zoning District: CD4-L1 and Downtown Overlay Districts
   Description: Construct two-family dwelling unit with parking underneath.
   Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Sections 10.5A41.10A & 10.5A43.31 to allow a three-story building where up to a two-story building is the maximum permitted.
2. Variances from Section 10.5A41.10A to allow the following:
   (a) A minimum lot area per dwelling unit of 1,200± s.f. where 3,000 s.f. is required.
   (b) A duplex building type where duplexes are not permitted in the Downtown Overlay District.
   (c) The minimum ground story to be 8’8”± in height where 11’ is required.
3. A Variance from Section 10.1114.20 to allow a 20’± maneuvering aisle where 24’ is required.
(Postponed from the August 16, 2016 meeting.)

III. PUBLIC HEARINGS – NEW BUSINESS

1) Case #9-1
   Petitioner: 393 New Castle Avenue LLC
   Property: 390 New Castle Avenue
   Assessor Plan 207, Lot 6
   Zoning District: Single Residence B
   Description: Raise existing structure 18” and convert to dwelling unit.
   Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
   2. Variances from Section 10.521 to allow the following:
      a) 96’± continuous street frontage where 100’ is required.
      b) A lot depth of 40’± where 100’ is required.
      c) A rear yard setback of 2’± where 30’ is required;

2) Case #9-2
   Petitioners: Gary M. & Marcia D. Baker
   Property: 389 Lincoln Avenue
   Assessor Plan 134, Lot 17
   Zoning District: General Residence A
   Description: Replace and expand rear deck.
   Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
   1. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
   2. A Variance from Section 10.521 to allow 32.3%± building coverage where 25% is the maximum allowed.
3) Case #9-3
Property: 25 Hawthorne Street
Assessor Plan 133, Lot 36
Zoning District: General Residence A
Description: Construct a 9.5’± x 20’± rear addition with a 5.5’± x 9.5’± side porch.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.321 to allow a nonconforming building or structure to be extended, reconstructed, enlarged or structurally altered except in conformity with the Ordinance.
2. A Variance from 10.521 to allow a 7’± right side yard setback where 10’ is required.

4) Case #9-4
Petitioners: Thomas J. & Christine W. Casa
Property: 6 Dwight Avenue
Assessor Plan 250, Lot 53
Zoning District: Single Residence B
Description: Construct a 12’± x 30’± rear deck.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.521 to allow 21.33% building coverage where 20% is the maximum allowed.

5) Case #9-5
Petitioner: Amba Realty LLC
Property: 806 Route One By-Pass
Assessor Plan 161, Lot 43
Zoning District: Business
Description: Allow a second free-standing sign on a lot.
Requests: The Variances and/or Special Exceptions necessary to grant the required relief from the Zoning Ordinance, including the following:
1. A Variance from Section 10.1243 to allow two free-standing signs on a lot where only one free-standing sign is allowed.
   Sign One (left side of lot)
2. A Variance from Section 10.1253.10 to allow a 4’± setback from the front lot line where 20’ is the minimum required.
   Sign Two (right side of lot)
3. A Variance from Section 10.1251.20 to allow a sign area for a free-standing sign of 120± s.f. where 100 s.f. is the maximum sign area allowed.
4. A Variance from Section 10.1253.10 to allow a 12’± setback from the front lot line where 20’ is the minimum required.
6) Case #9-6
   Petitioners: Cynthia Caldwell & Linda Petersen
   Property: 147 Martha Terrace
   Assessor Plan 283, Lot 8
   Zoning District: Single Residence A
   Description: Reconstruct and expand front entrance.
   Requests: The Variances and/or Special Exceptions necessary to grant the
             required relief from the Zoning Ordinance, including the following:
             1. A Variance from Section 10.321 to allow a nonconforming building
                or structure to be extended, reconstructed, enlarged or structurally
                altered except in conformity with the Ordinance.
             2. Variances from 10.521 to allow 19.3%± building coverage where
                10% is the maximum allowed.

7) Case #9-7
   Petitioner: Travis Therrien
   Property: 1 Marjorie Street
   Assessor Plan 232, Lot 32
   Zoning District: Single Residence B
   Description: Enclose existing nonconforming deck.
   Requests: The Variances and/or Special Exceptions necessary to grant the
             required relief from the Zoning Ordinance, including the following:
             1. A Variance from Section 10.321 to allow a nonconforming building
                or structure to be extended, reconstructed, enlarged or structurally
                altered except in conformity with the Ordinance.
             2. A Variance from Section 10.521 to allow a 3’± right side yard
                setback where 10’ is required.

IV. OTHER BUSINESS

V. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

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