

**Zoning Board of Appeals
Minutes
August 21, 2023**

These minutes are not verbatim – they are the secretary’s interpretation of what took place at the meeting – Open Meeting Law, G.L. c. 30A§22.

Members present: Michael Main, Kevin O’Reilly

Members absent: Peter Conner, Edward Conroy, Michael Leary

Alternates present: Philip Ricardi, Tom Wallace

Recording Secretary: Denise DeCoste

Inspectional Services present: Nick Mayo, Director of Inspectional Services

Mr. Main opened the Public Hearing at 7:00 P.M.

Case #4101 Latham Centers

55 Sandwich St., Map 82, Lot 10 A-Z

Special Permit required per Section 205-3 Use Table to convert a single-family dwelling to a two-family dwelling.

Seated: Mr. Main, Mr. O’Reilly, Mr. Ricardi, Mr. Wallace

Mr. O’Reilly read the public hearing notice into record and opened and public hearing.

Mr. Main explained that if the four-member Board is seated, a super majority would be needed for the project to move forward. Atty. Angley acknowledged and decided to move forward with his Petition.

The Board received the following documentation for this review:

Staff Report prepared by Robin Carver, dated August 10, 2023

Engineering Department comments dated July 31, 2023

Public Health Department comments dated August 10, 2023

Fire Department comments dated July 31, 2023

Letter from Angley & Angley dated July 17, 2023

Floor Plan

Locus Map and Site Photograph

Site Plan dated May 1, 2023

Atty. Timothy Angley, Angley and Angley presented the request to convert a single-family dwelling to a two-family dwelling by adding a two-bedroom unit with separate access to the backyard in the basement of an existing group home. There would also be stairs for access to the first floor of the single-family home. All renovations would be interior. The single-family dwelling currently has six bedrooms, one

of which is being utilized as an office. The existing septic system was designed to handle seven bedrooms. The two-bedroom unit would allow for more independent living for two individuals. The site has adequate parking including a two-car garage and four to five parking spaces, however the individuals residing in the property do not drive. The addition of the lower-level space will have rear exit door, each bedroom has three windows that can be utilized as an alternative emergency exit and there is a set of stairs that access the first floor. The septic system limits the number of bedrooms to seven. Brian Beneviedes, Latham Center Director, stated the center wants to expand the program to higher functioning disabled individuals. Nick Mayo stated that in his experience the Latham Center's does a lot of good in the community. This is simply a way to increase their services.

Public Comment: Kathy Roncardi, abutting neighbor spoke in favor of the project.

Public Comment Closed.

Mr. O'Reilly motioned to approve Case #4101 with the following conditions, Mr. Wallace seconded the motion. Unanimously approved (4-0).

1. Prior to occupancy, the Petitioner shall provide compliance with Title V septic system requirements.
2. Prior to issuance of a Zoning Permit a Municipal Lien Certificate shall be provided to the Building Commissioner as evidence of payment of any back taxes, fees or penalties owed to the Town, if any.

Informal Business:

Case #4098- David and Andrea Willett

20 Bancroft's Landing, Map 46, Lot1-158

Special Permit required per Section 203-1.E.2 to waive residential access standards for a buildable lot. Determination of Compliance with Condition #14.

The Board received the following documentation for this review:

Town Engineering Comment letter, prepared by James Downey, dated July 31, 2023.

Town Fire Department Comment letter, dated August 14, 2023

14. Petitioner to come back to the Board informally with letters from the Engineering and Fire Departments that are satisfactory to the Board.

Atty. Robb D'Ambruoso stated the conditions have been satisfied. The Town Engineering and Fire Department Comment letters are satisfactory to the Board.

Mr. O'Reilly motioned to approve Case #4098, condition #14 is satisfied, Mr. Ricardi seconded the motion. Unanimously approved (4-0).

Discussion: Approval of Meeting Minutes

June 12, 2023, Vote: Mr. O'Reilly motioned to approve, Mr. Ricardi seconded, unanimously approved (4-0).

November 15, 2022, Executive Session Minutes, Vote: Mr. O'Reilly motioned to approve, Mr. Ricardi seconded the motion, unanimously approved, (3-0).

Other Business: None

Adjourn 7:20 P.M.

Respectfully submitted,

Approved:

Denise DeCoste
Administrative Assistant