

Present were: Jeton (Acting Chair); Brown (Acting Clerk); Boness & Batchelder (Members); Baime (Associate Member).

The meeting opened at 7:04 p.m.

Petition No.: 3859

Premises affected: 84 Maple Ave

Petitioner: O'Brien

Board: Jeton, Brown, Boness, Batchelder, Baime

Attorney Peter Caruso represented the owners' request to convert a 2-family dwelling into a 3-family dwelling. The lot contains 10,350 sq. ft. and has a 2-stall garage. Four parking spaces will be added to the rear. The proposed 3rd unit will have 2 bedrooms. There is no change in the footprint or height of the building. Dormers will be added to the 3rd floor (currently attic). There are 14 multi-family homes on Maple Ave. The Board discussed that a special permit under section 7.6.2.4 states that no extension beyond the existing framework is allowed, however dormers are proposed, a second means of egress for the 3rd unit, whether existing trees will be retained, ambient light spilling onto abutting properties, and parking. The Board waived a site view and voted to deliberate.

The Board concurred that the proposal does not meet the criteria for a special permit under Section 4.6.2 because it extends beyond the existing framework. Jeton noted that the immediately abutting properties are more single families that have been reverted from multi-families. Caruso asked for the option to continue the hearing & revise the proposal. Brown made a motion to find that the application does not meet the criteria to approve a special permit under Section 7.6.2.4 and to deny the application. Batchelder seconded the motion & the Board voted (5-0) to deny the special permit.

Petition No.: 3868

Premises affected: 8 North St

Petitioner: Stevens

Board: Jeton, Brown, Boness, Batchelder, Baime

Brown summarized what occurred at the December 3, 2009 meeting. There was a request to reconsider certain elements. In order to reconsider them, a motion is required to reconsider the previous vote. Brown made a motion to reconsider the previous vote and to reopen the public hearing. Baime seconded the motion & the Board voted (4-0) (Batchelder abstained) to reconsider the previous vote and to reopen the public hearing. Mr. Stevens wishes to revise the previously approved 4'x5' stoop with a 6'x6' stoop. Brown made a motion to modify the previous condition to say that the landing shall be constructed without exceeding the landing depicted on the plot plan dated 5/23/03. Baime seconded the motion & the Board voted (4-0) to modify the previous condition.

Petition No.: 3870

Premises affected: 17 Linwood St

Petitioner: Wu

Board: Jeton, Brown, Boness, Batchelder, Baime

Mr. James Wu, owner, represented himself in his request for a variance &/or special permit to construct additions/alterations to include an attached garage and a master bedroom / bathroom / laundry room. The house is on a corner lot. He spoke with neighbors & no one voiced concern. Variance is requested for the rear setback. The size of the addition is to accommodate accessible access for his elder parents who will occupy the house. Brown made a motion to waive a site view & close the public hearing. Baime seconded the motion & the Board voted (5-0) to waive the view & close the hearing. The Board then deliberated.

Baime made a motion to grant a variance from 4.1.2 to raze the detached garage & to construct the additions / alterations that will not meet the setbacks in accordance with the plans submitted. Brown added that the finding of

hardship relates to the irregular shape of the lot. Baime accepted the amendment. Batchelder seconded the amended motion & the Board voted (5-0) to grant the variance with condition. Baime will write the decision.

Petition No.: 3869

Premises affected: 199-209 N. Main St.

Petitioner: Guys of Andover

Board: Jeton, Brown, Boness, Batchelder, Baime

There was a request to continue the hearing without discussion to the February 4, 2010 meeting. Brown made a motion to continue the hearing without discussion until 2/4/10. Baime seconded the motion & the Board voted (5-0) to continue.

Petition No.: 3865

Premises affected: 220 Andover St

Petitioner: T-Mobile

Board: Jeton, Brown, Boness, Batchelder, Baime

There was a request to withdraw without prejudice an application for which the hearing was never opened. Batchelder made a motion to allow the withdrawal without prejudice. Brown seconded the motion & the Board voted (5-0) to allow the withdrawal.

There being no other business of the Board, Brown made a motion to adjourn the meeting. Batchelder seconded the motion & the Board voted unanimously to adjourn at 8:12 pm.