

TOWN OF WENHAM

Zoning Board of Appeals
Meeting of September 9, 2015
Town Hall, 138 Main Street

Pursuant to the Open Meeting Law, M.G.L. Chapter 30 A, §18-25, written notice posted by the Town Clerk delivered to all Board members, a meeting of the Zoning Board of Appeals (ZBA) was held on Wednesday, September 9, 2015 at 7:30 PM in the Selectmen's Meeting Room

With a quorum present, Mr. Feeherry called the meeting to order at 7:30 PM
Board Members Present: Jeremy Coffey, Anthony Feeherry, Shaun Hutchinson, & Associate Chris Vance
Also present: Emilie Cademartori, Coordinator; Catherine Tinsley, Recording Secretary

Public Information:

Agenda

Minutes

Special Permit Request -

New Public Hearing

Applicant: Thomas & Huntley Skinner

Location: 9 Juniper Street (Map 13, lot 9)

Special Permit Request per Zoning Bylaw 4.3.6.5 - Use of a temporary storage unit for a period exceeding 45 days.

The applicant was not present.

The storage unit would be used during construction / renovation of the home to store personal belongings of the family.

The meeting was open for public comment or questions, there was none.

Mr. Coffey moved, and it was seconded, to issue a special permit for a temporary storage unit for a period exceeding 45 days to Thomas and Huntley Skinner, 9 Juniper Street, and that if a problem arises, the Board reserves the right to review the issue during the (9 months) the pod is in place. The motion carried unanimously.

Updates

Maple Woods - Appeal

Regarding the Title V appeal, Ms. Cademartori reported she had not received a time line to date, noting the Attorney has been out of Town, therefore she was not able to provide the Board with the next court dates.

The Board requested the applicant (for Maple Woods), update the board every couple of month; a written update would be sufficient.

Middlewood Drive - Construction status

Ms. Cademartori updated the Board on the status of the Middlewood condominiums:

- Units: 14 of the 20 units have been completed and sold.

Approved 10.21.15

- Four units are under construction
- One building (two units) has not been permitted to date; it is expected that the foundation will be poured before winter
- All five affordable units are finished; three units have been sold
- Outstanding site concerns have been documented and provided to the contactor, but have not corrected to date e.g.
 - Pedestrian safety - guardrails have not been installed at the (swamp)crossing; temporary construction fencing was installed for the winter
 - Poor drainage on site
 - Landscape plan was submitted but not been formally accepted by the Board; none of the screening plantings have been installed
 - Perimeter controls need to be fixed – one basin wall has collapsed with no erosion control
- Developer is collecting fees from residents but no condominium association is in place
- (Some) market rate property buyers seem unaware that there are affordable units within the development. Affordable units were a part of the permitting process and the master deed as approved by the Town

The Boards requested the Developer attend the next ZBA meeting and that the residents of Middlewood be informed this is on the agenda.

Administrative Items

Review/approve minutes - June 18, July 21, August 4, 2015 (ES/Open)

The minutes were held for review. No action was taken

Authorization for bill payment

The Finance Director has requested all Boards/Committees of the Town sign a statement to give authority to those employees that pay the bills on their behalf. Ms. Cademartori requested the Board authorize her to pay the bills. The ZBA has a \$500 expense budget.

Mr. Feeherry moved to authorize Emilie Cademartori to pay the bills of the Zoning Board and to sign the authorization statement and it was unanimous to do so.

The Board signed the authorization statement.

Adjournment

The Board unanimously adjourned at 7:55 PM.

Respectfully submitted by

Catherine Tinsley
10.2.15