



Memorandum

To: ZBA Members & Patrick Reffett

From: Richard Maloney

Date: May 31, 2022

Re: ZONING CASES – JUNE 1, 2022

Continued Cases:

12 Honeysuckle Road – Special Permit – The applicant proposes to build an addition to the existing house for an Accessory Apartment. The apartment will be approximately 600 SF in area. The ZBA will specifically have to allow a new entry door facing the front of the house under Section 3.6.4.5 of the Zoning Bylaw.

The plan has been redesigned to eliminate the dimensional variance request.

New Cases:

116 Gregory Island Road – Finding – The applicant proposes to build a screen porch on the right side of the dwelling, the existing structure is non-conforming on that side and seeks the Finding under Section 5.3.4.5 of the Zoning Bylaw.

8 Villa Road – Special Permit – The applicant proposes to erect a 31' x 44'-11" garage on the property (has the capacity for 4 vehicles), the existing house has a 2 car garage existing. They are seeking the Special Permit for more than 4 vehicle garage spaces in accordance with Section 3, Table of Uses Regulations.

139 Cutler Road– Variance – The applicant seeks a variance to erect a dwelling on a non-conforming lot as to area and frontage. There was a dwelling on the lot, the previous owner demolished the dwelling contrary to the building permit that was issued for the property. A Special Permit is required under Section 5.5.1.3 before hand to demolish and rebuild but in this case the structure was taken down without the Special Permit.

Also regarding the property, the zoning district is RA, we found an error on the zoning map and are working to fix it.