

Planning Board  
Minutes of Meeting

July 11, 2017

Members present: Bob Schaeffner, Rosanna Ferrante, Ed Nilsson, Jim Bishop and Barton Hyte. Other present Rebecca Cutting – Town Planner

**Cont. Public Hearing – Site Plan Approval - 14 Crowninsheid**

Attorney Robert McCann explained that the applicant wished to request the board to allow the applicant to be withdrawn the without prejudice.

A motion was made and seconded to allow the application to be withdrawn without prejudice at the applicant's request. All in favor.

**Public Hearing – Site Plan Approval - 10 Mooring Road**

Robert McCann attorney explained that the proposed building is fully conforming. He reminded the board that this property was before them previously by a different applicant and a larger house was approved. The owner bought this property which is adjacent to his home at 33 Bradlee Road. He bought the property and designed the house which is 8.3 % large than he existing house on the existing location and foundation under 10% of new gross floor area and conforms to all dimensional requirements. As it presently exists has 7.571 open space ratio 7.12 in the future the total square foot increase is 200 feet. They went to the conservation commission and received an order of conditions

Paul McKay project Architect explained it is a cottage design sited to minimize impacts on views of abutters nestled the house into hill. The two story façade on east facing water and transitions to one story on the west side facing the neighbors slope was used to scale the house. Simple cottage form with carved in porches designed to scale down the façade. The materials used will be stone foundation terminates into chimney and stone walls white cedar shingles in pattern with 2 course of 5" and course of 2 ½ trim cedar stained grey aluminum clad stained gray room standing seam metal roof in residential scale adding a layer of texture. The house has been kept out of flood plain. Rain garden and detention basins are proposed. They are not using the existing foundation.

The chairman asked if there was anyone in the assembly that wished to speak. No one in the audience wishes to speak. Mr. McCann noted letters in support were received from Richard Spencely of 5 Broadmere Road, Louisa Green e 7 Mooring Road and William Fallon 4 Mooring Road.

A motion was made and seconded to close the public hearing. All in favor

A motion was made and seconded to approve the application with the standard conditions and an elevation certificate 5-0

## **Public Hearing – Site Plan Approval -24 Nonantum Road**

Robert McCann attorney explained that this parcel is unique in that it is 12.2 acres with 30 single family houses on it. All houses are preexisting non-conforming and do not comply with any dimensional

He pointed to a plan on file showing all houses on the lot. This is an addition over 500 square feet. The Bessom Associates approved the addition.

Project architect Veronica Hobson explained that the building is in flood zone. In summary the proposal preserves the structure as much as possible. It is sound building. They are not expanding the lower level except interior work and expanding a patio under the limit of deck above. They are adding a single story foyer over existing main body and a new second floor master suite and laundry room expands over the main volume. All cladding removed and replaced with cedar clapboard first floor and board and batten on synthetic trim and roofing standing seam or architectural grade shingles the chimney will be raised and masonry matched.

Jim Bishop asked about the first floor as existing. Jim Bishop asked where the parking is and what is landscaping plan shrubs in front get replaced tree removed. The applicant answered that none of that will change other than cleaned up.

The chairman asked if there was anyone in the assembly that wished to speak. Greg Thibodeau 14 Nonantum Road in favor of the project. It has big benefit and is in concert with neighborhood and has not been maintained in the past.

A motion was made and seconded to close the public hearing. All in favor

Ed Nilsson noted the overall ratio is larger than most of the property. Jim Bishop would like to see more landscaping. Bob McCann noted they would be submitting a LOMA to FEMA on the property.

A motion was made and seconded to approve the application with the standard conditions and an elevation certificate 5-0

## **ANR Colgate / Dartmouth**

The board's finding was that that the division of the tract of land shown is not a subdivision and therefore entitled to endorsement. The board endorsed the plan. The Mylar was taken by the applicant to file and the registry of deeds.

## **84 Robert Road**

The applicant was before the board to present a Landscape plan which was required to be submitted be submitted to the board for approval. James Emmanuel landscape architect explained the plan in detail. A motion was made and seconded to accept the plan. All in favor.

Continued Public Hearing – Site Plan Approval 5 Sunset Road

Project Attorney Paul Lynch explained that a site visit was held after the last meeting. The June 23 site visit allowed board members to observe the property and go on abutting properties. Last hearing the chairman requested that we do an open area calculation ratio which they have done. The ratio will be 1 to 1.23 which is 25% greater than it needs a few of the abutting properties have less than that.

The chairman asked if any changes have been made based on the input.

Derek Bloom said there are no new drawings tonight. The two structures upper house and lower single story not disrupt the site to use existing building and use the existing ridge line. They can bring in 3.7" and plan to take down fence to open up a view corridor which will not increase any non-conformities

Rosanna Ferrante the scale of it feels wrong and wondered if the comments of the neighbors were heard and surprised no changes were made.

The chairman asked if anyone in the assembly wished to speak in favor or opposed.

Steve Lovely Attorney representing abutters stated that the scale is the problem relating to the criteria. His clients have no objection to developing the property. They made no effort to meet with the neighbors or to change in design or square footage. The proposal is overwhelming.

The applicant Julius Sokol admitted that he emailed people but did not manage to coordinate a meeting.

Arthur McGowan 2 and 4 Sunset Road agreed to get together but they did not manage to. There are number of issues he has; the design of the house and ledge. He feels the whole group should meet suggest meeting before the next meeting.

Rosanna is there a way to scale it down. Barton Hyte suggested looking at the size of the other houses in neighborhood.

Bob Schaeffner said the board isn't going to design the house but presently it is creates a wall it is too massive. Ed Nilsson suggested looking at increase in width two level available to gain area to not fill in the upper level. The lower house is a one story part of the issue is it is a narrow lot look at the topography

Ed Nilsson does not feel in contact the project needs a lot of relief take the upper floor living on lower level bedroom on upper level. He said the board would like to see another option to address

Harold Daly 9 Sunset lives in the masonry and stone house down the hill is nervous about blasting and concerned about drainage

Derek Bloom said they are increasing the impervious surface 150 square feet and had received conservation commission approval.

Joe Davis 85 Overlook Road said he spoke last month and during the site visit and is submitting written comments. He is part of ocean park neighborhood which was formed as a corporation 1927 speaks to the goal of the civic league preserving the neighborhoods.

Mary Pelletier 1 Sunset Road was not contacted and is concerned about the size of the structure and the impact on her home.

Attorney Lynch said they are looking for guidance.

Mr. Schaeffner suggested the board and abutters have commented. He would like to see the mass reduced. The massing is too much and disappointed there was no discussion or anything with neighbors since the last meeting.

A motion was made and seconded to continue the public hearing until to August 8, 2017. All in favor

A motion was made and seconded to adjourn. All in favor

Respectfully submitted,

Rebecca Cutting