



**Town of Rowley
Massachusetts**

ZONING BOARD OF APPEALS

39 Central Street, PO Box 275, Rowley, MA 01969
Phone 978.948.2657 Email zoning@townofrowley.org

November 16th, 2017 Meeting Minutes

Those present: Chairman Donald Thurston, Clerk Thomas Heidgerd, Member Robert Clewell,
Member Donna Thibodeau, Member David Levesque, Lisa Lozzi.

Public attendees: Sheet is attached.

I. Call to Order

7:02 pm. Chairman Thurston calls the meeting to order and reads the Agenda for the record.

II. Misc.

Approval of Minutes – October 19th, 2017

Chairman Thurston asks for a motion to accept the minutes.

Levesque so moves. Heidgerd seconds. All in favor.

III. Decision – 18.03 – Michael Sabatini

7:05. pm Board Members sign Decision – **Levesque motions to accept the Decision as presented.**

Heidgerd seconds. All in favor.

IV. Cont'd Public Hearing

7:06 pm #18.01 – Michael Sabatini – 239 Main Street

Applicant's Attorney presents a 'withdrawal' letter before the Board.

Clewell moves to accept letter of withdrawal. Heidgerd seconds. All in favor.

V. Decision – 18.0.... – Town of Rowley – Public Safety Facilities

7:15 pm Chairman Thurston reads the Decision for the Record.

Board Members sign the Decision and the Mylar cover plan sheet.

Levesque motions to accept Decision as presented. Clewell seconds. All in favor.

7:27 Recess is taken for 10 minutes.

VI. Public Hearing

7: 37 pm. #18.07 - Timothy Collier – 32 Ocean Avenue

Board Members working on the case are Chairman Donald Thurston, Clerk Thomas Heidgerd, Member Robert Clewell, Member David Levesque and Member Donna Thibodeau. Chairman Thurston reads the PHS and opens the hearing for the record. Chairman Thurston reads the application for the record. Chairman Thurston asks the Board Members if anyone has any conflict of interest on the case and all Board Members respond no.

7:44 pm Applicant introduces himself and addresses the Board Members and explains his intentions to build a two story storage building. He is coming before the ZBA due to the size of the lot and setback restrictions on Ocean Street. Describes the building he hopes to build and mentions having three (3) bays – 2 for boats, 1 for kayaks.

Applicant wants it noted that a corner of the lot is paved over onto the property owner's lot.

Heidgerd asks about the ground surface for paving, etc and applicant says he wants paved just enough for backing in his boats but not opposed to gravel.

Board Members discuss property and building plans with Applicant. Applicant states it (building) will not be a building used every day. No water on site – strictly storage – no heat. Electricity only. For personal use only. Applicant says 2 stories – 1st floor for boats – 2nd floor for storage.

Chairman Thurston reads the CC, FD, BOH, BOS, PB, and multiple abutter letters/comments for the record.

John Grundstrom stands and speaks his concerns – in opposition.

Dan Boisvert stands and states his concerns with the high water table – in opposition.

Diane Short stands and speaks her concerns with the wetness of lot – in opposition.

Debbie Grundstrom stands and speaks her concerns with the amount of boats – in opposition.

Roland St. Jacques stands and speaks his concerns.

Applicant stands and clarifies he will not be living at this location. It is for storage and personal use only.

Diane Smith – owner of property – states there is dumping going on the property and what the Applicant wishes to do would clean up the property.

Heidgerd asks about the ‘depression’ on the lot and how the applicant intends to address it. Applicant states he will do what the CC recommends.

Heidgerd says the PB brings out relevant points and is concerned with jeopardizing putting in a use of a lot that could change in the future. Clewell says PB suggests getting opinion from Inspector of Buildings on whether or not that use, normally an accessory, can be a primary use. If not allowable, anyone could use. Says let’s find out and get an opinion from the Inspector of Buildings if an accessory use be allowed as a primary use. The Board will make the decision whether it’s allowable or not but we have to have his input.

Levesque asks height of ceiling for first floor-10’ height of second floor ceiling-7’

Chairman Thurston asks for a motion to continue the hearing to December 21st, 2017.

Heidgerd so moves. Levesque seconds. All in favor.

VII. Adjourn

Chairman Thurston asks for a motion to adjourn. Levesque so moves. Clewell seconds. All in favor. Meeting adjourns at 8:34 pm.

Respectfully Submitted by Lisa Lozzi

Minutes accepted at the _January 2018 _meeting.

Documents and exhibits provided/used at meeting and are available in the ZBA office:

Meeting Agenda

Minutes of October 19th, 2017

Applicant Application

Sign-In Sheet

#18.03 & #18.04 Case Decisions

18.07 – PB,BOH,CC,BOS,FD,Abutter Letters

Mylar Sheet