



**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

January 18th, 2018 Meeting Minutes

Those present: Chairman Donald Thurston, Clerk Thomas Heidgerd, Member Robert Clewell,
Member David Levesque, Lisa Lozzi. Member Donna Thibodeau is not in attendance.

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 – November 16th, 2017

Chairman Thurston asks for a motion to accept the minutes.

Levesque so moves. Heidgerd seconds. All in favor.

III. Public Hearing

7:05 pm #18.09 – Diane Smith – 228 Main Street

Board Members on the case are Chairman Donald Thurston, Clerk Thomas Heidgerd, Member Robert Clewell, and Member David Levesque. Chairman Thurston reads his disclosure statement for the record. Chairman Thurston reads the PHS for the record and opens the hearing. Chairman Thurston reads the application for the record and asks the Board Members if anyone has any conflict of interest on the case and all Board Members respond no. Chairman Thurston reads the FD, BOS, IB, BOH, PB dept memos for the record.

Applicant stands and explains her intentions for converting her single family dwelling back to its prior two family status. Dwelling has two (2) front and back doors, etc. Applicant produces documentation of the prior 2 family history. (rental receipts, etc) Dwelling is in the Historical district and a new septic system for 4 bedrooms. was installed in 2017.

Clewell asks the Applicant for a document stating that the aires agree to the selling of the property (2 brothers) along with a copy of the document stating the Applicant is the personal representative and both Clewell and Heidgerd would like to know the square footage of the house and the interior layout as well. A suggestion is made to acquire from the Town Assessors dept.

Heidgerd requests the square footage of the lot. Says the Board can grant the permit because it's under 32,000 which is what you're supposed to have but we should know.

Heidgerd questions parking. Applicant says there's two driveways. Clewell wants it addressed to the Board there will be one (1) space per bedroom for parking.

Clewell mentions outside storage shed and screening for the shed per the bylaw for conversion. A condition for the conversion. Applicant says it more than 40' stockade fencing.

There is Board Member and Applicant discussion on the lot size, legal ownership of the property, driveway size, and storage shed screening and Board Members request the Applicant to supply additional information such as
1. Size of lot. 2. Sibling letter of property ownership. 3. Layout of apartments.

Chairman Thurston asks for a motion. Levesque so moves to accept application as presented. Board Members have requested additional documentation. Heidgerd Seconds. All in favor. Levesque motions to close the hearing. Heidgerd seconds. All in favor.

Heidgerd tells Applicant he'll give Lozzi a list of requested items to give to Applicant.

IV. Cont'd Public Hearing

Chairman Thurston asks for a motion to accept the 'hearing continuance' requests (letters) from case #18.07, #18.05, and #18.06. Levesque so moves. Clewell seconds. All in favor.

V. Adjourn

Chairman Thurston asks for a motion to adjourn. Levesque so moves. Heidgerd seconds. All in favor.

Meeting adjourns at 8:10 pm.

Respectfully Submitted by Lisa Lozzi

Minutes accepted at the ____February 15, 2018__meeting.

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

Sign-In Sheet

Meeting Agenda

Minutes of November 16th, 2017

#18.09 Applicant Application

#18.09 – PB,BOH,BOS,FD,IB Dept Memos

#18.05, #18.06, #18.07 Requests for Hearing Continuance Letters/Emails