

Present: Chairman Hendy Dellicker, John Love, Michelle Zeamer

Absent: Chris Flanagan

General Business

Approval of Minutes

The meeting minutes of October 20, 2010 were approved as written on a motion by Mr. Love, seconded by Ms. Zeamer.

Special Permit Public Hearing – Giselle Ferrelli, 1133 Washington Street

Chairman Dellicker opened the public hearing at 7:15 p.m. Mr. Love read the petition into the record. Comments from the Police Chief (dated 11/8/2010), Fire Chief (dated 11/17/2010) and Conservation Agent (email dated 11/16/2010) were entered into the record.

Giselle Ferrelli was present to discuss her petition. Ms. Ferrelli stated that she is seeking a special permit to do her alterations to the existing building. Ms. Ferrelli described her proposal to the Board, which included changing roof line, removing the existing greenhouse, and removing shrubbery on east side of the lot to allow for additional paving.

Chairman Dellicker reminded the petitioner to seek any necessary conservation approval.

When asked about the exterior of the building, Ms. Ferrelli responded that it will be granite grey clapboard with vinyl appearance, weathered wood colored roof and white windows.

Chairman Dellicker opened the hearing up to questions and comments from the audience.

Ms. Millbacker at 1110 Washington Street asked what the current status of the property was. Chairman Dellicker explained that a use variance was issued to allow for the site to be used for office space (dated November 3, 2010).

Ms. Millbacher also asked about signage, lighting and the parking area. The Board addressed Ms. Millbacher's concerns.

Mr. Love asked if changing the roof line would have any impact on the height of the building. Ms. Ferrelli responded that if anything, it would look smaller.

Pete Butler of 437 Central Street and Bill McCarthy of 1158 Washington Street spoke in support of the petition.

Given no further questions or comments the hearing was closed at 7:35 p.m. on a motion made by Mrs. Zeamer and seconded by Mr. Love.

Deliberation

The Board reviewed the Application materials and testimony provided by the Applicant as well as a comment letter from the Fire Chief (dated November 17, 2010). The Board found that the removal of the greenhouse will have a lessened impact on the nonconformity. The Board also found that the changes will reduce the current impact on the neighborhood.

Zoning Board Vote

The Board's vote to approve the Special Permit Application for relief under Section I-C(3) for property described and located at 1133 and 1135 Washington Street was as follows on a motion by Mr. Love, seconded by Mrs. Zeamer.

Chairman Dellicker	Aye
Mr. Love	Aye
Mrs. Zeamer	Aye

Conditions of Approval

1. Before this permit can be applied the variance to allow office use of the building must approved and filed.
2. Alterations shall be consistent with plans submitted
3. Alterations shall be consistent with the conceptual site layout plan submitted with the Use Variance application which was approved in November, 2010.
4. Construction shall be within the existing footprint of the building with the exception of the greenhouse being removed.
5. The exterior colors shall consist of granite grey siding, weathered wood roof and white vinyl windows.
6. Any deviations from the exterior color selections require the approval of the Board.
7. External components of the HVAC system shall be shielded from visual and audible influence of the adjacent properties, preferably at the rear of the building but not located in the front of the building.
8. Exterior site work shall have required approval of the Conservation Commission.
9. Building numbers shall be conspicuously affixed to the building in accordance with the Fire Chief's request in a memo dated November 17, 2010.
10. This Special Permit is not valid until recorded and indexed at the Registry of Deeds in accordance with the provisions of MGL, c. 40A, s. 11. The copy of the decision to be filed must contain a certification by the Town Clerk that 20 days

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have elapsed since after the decision was filed and that no appeal has been filed or if such appeal has been filed, that it has been dismissed or denied.

The meeting adjourned at 7:50 p.m. on a motion made and duly seconded. The next scheduled meeting is January 19, 2011.

Respectfully submitted,

Donna Donovan