



Georgetown Zoning Board of Appeals
Memorial Town Hall ♦ One Library Street ♦ Georgetown, MA 01833
Phone: 978-352-5742 ♦ Fax: 978-352-5725

MINUTES OF A PUBLIC HEARING
ZBA File #15-10
Special Permit – Accessory Apartment
444 North Street, Georgetown MA,
June 2, 2015 @ at 7:30pm

Board Members Present:

Gina Thibeault, Chairman
Jeff Moore, regular member - Absent
Paul Shilhan, regular member
Sharon Freeman, regular member
Shawn Deane, associate member
Dave Kapnis, regular member – Absent

Zoning Clerk: Patty Pitari

Applicant present: Jared & Courtney Young

G. Thibeault opened the Hearing at 7:32pm, and introduced the board members and let the applicant know that since there are only 4 board members, so they will need a unanimous vote and let them know that the board will give them a sense of how it's going.

S. Freeman read legal ad; A Public hearing will be held on June 2, 2015, at the Georgetown Town Hall 3rd Fl. Meeting Room at 7:30pm, for an application filed by Jared & Courtney Young of 444 North Street, Georgetown MA, the applicant is requested to construct an addition to a single family dwelling for an Accessory Apartment which requires a Special Permit under; M.G. L. Chapter 40A, Section 9, and the Georgetown Zoning bylaws, Chapter 165 Sections 9, 69, 78 & 79. The premises affected is 444 North Street, in the RB district and identified on Assessor's Map 17 Lot 51A. #15-10

Applicants Presentation:

Jared Young, 444 North St. – To expand our home so our aging in-laws can move in and be cared for, Courtney's mother take care of our children all day every day and after school. We made sure that it keeps the look of a cape style home. The Apartment addition is 539.98 sq. ft.

S. Freeman – What about the garage?

Jared Young – That will be done with a building permit phase II, and it will be on the other side of the house.

Courtney Young – We made sure it will still look like a cape.

The square footage (livable floor area) will be 539.98 sq. ft.

Plans /Correspondence– Marked and G. Thibeault read into the record.

Exhibit A-New Correspondence – S. Deane read into the record - An email from the board of health dated 4/27/15 stating the home should have a max of 3 bedrooms, and 7 total rooms for the size of the septic.

Exhibit B - Plot plan revised April 8, 2015, drawn by David Terenzoini, P.L.S. of Peabody Ma.

Exhibit C - Sheet A1 –foundation plan, drawn by Allred Dibiaso of Amesbury, MA, Architect, dated 4/1/15

Exhibit D - Sheet A2 – First Floor Plan, drawn by Allred Dibiaso of Amesbury, MA, Architect, dated 4/1/15

Exhibit E - Sheet A3 – Second Floor Plan, drawn by Allred Dibiaso of Amesbury, MA, Architect, dated 4/1/15

Exhibit F - Sheet A4 – Framing Plan, drawn by Allred Dibiaso of Amesbury, MA, Architect, dated 4/1/15

Exhibit G - Sheet A5 - Elevations, South, West & East, drawn by Allred Dibiaso of Amesbury, MA, Architect, dated 4/1/15

Exhibit H - Sheet A6 - North Elevation, drawn by Allred Dibiaso of Amesbury, MA, Architect, dated 4/1/15

Audience - None

The board discussed briefly the details of the apartment.

P. Shilhan to Mr. Young – You know if you can't sell the house it can't be rented. It's below the 700 sq. ft., and it meets the requirements.

Young – Yes.

Motion – P. Shilhan/S. Deane to grant a Special Permit to Jared & Courtney Young of 444 North Street, Georgetown MA, for an addition to a single family dwelling for an Accessory Apartment Addition for the property located at 444 North Street in the RB ddistrict and identified on Assessor's Map 17 Lot 51A, pursuant to Permit under; M.G. L. Chapter 40A, Section 9, and the Georgetown Zoning bylaws, Chapter 165 Sections 9, 69, 78 & 79. The Accessory Apartment addition shall be 539.98 sq. ft.

Granted with the following Conditions:

1. The Accessory Apartment be occupied by relatives of the owner only, not to be used as a rental property and the primary dwelling must be owner occupied per bylaw Chapter 165 §69 (b).
2. If the house is sold, transferred or if there is any change in occupancy the special permit lapses and the new owner must apply to the board for a new special permit.
3. The apartment shall be inspected by the Building Inspector before Occupancy; per Chapter 165-69 (d), per plans submitted marked as Exhibits B – H.
4. The entire home (*including accessory apartment*) be no more than 5 bedrooms, 11 room maximum, per the Board of Health correspondence dated 3/30/15, marked as Exhibit A.

Further the application meets Zoning Bylaw Chapter 165-79 (a-d);

1. The application is desirable to the public convenience or welfare;
2. Will not overload any public water or other municipal services so as to unduly subject any area to hazards affecting health, safety or the general welfare;
3. Will not impair the integrity or character of the district or adjoining districts;
4. Will not cause an excess of that particular use which could be detrimental to the character of the neighborhood.

Vote:

G. Thibeault asks for vote, all in favor, all replied yes. Motion carried 4-0, carried unanimously

P. Shilhan - The Zoning clerk has 14 days to file a decision any appeal of this decision shall be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, within 20 days after the date the notice of decision was filed with the Town Clerk. An applicant may file this decision before the 20 days but does so at their own risk.

Lapse of Special Permit - Per M.G.L. 40A §9, Special Permits granted shall lapse within a specified period of time, not more than two years, which shall not include such time required to pursue or await the determination of an appeal referred to in Section 17. If a substantial use thereof has not sooner commenced except for good cause, or in the case of permit for construction, if construction has not begun by such date except for good cause.

Motion – S. Freeman/S. Deane to close the hearing for 444 North Street, all in favor – yes, no discussion. Motion carried.

Patty Pitari
Zoning Administrative Assistant

Approved 7/7/15