



Minutes for Meeting

Zoning Board of Appeals, via Zoom

August 8, 2023 at 7:00 PM

Members present: Winifred I. Li, Wendy Kaplan Armour, Tristan Colangelo

**126 Pine Street:** a continuation of a hearing on a request by Meredith and David Noe requesting a variance for a shed located in the setbacks.

The following members were present:

- Winifred I. Li, Acting Chair
- Wendy Kaplan Armour, Acting Secretary
- Tristan Colangelo

Additional documents in the record:

- Landscape Concept Plan, 126 Pine Street, Preferred Shed Plan
- Landscape Concept Plan, 126 Pine Street, Alternate Shed Plan

The Petitioners appeared before the Board with two revised shed location plans. They worked with their landscaper to revise the location of the shed and have two different proposed plans. The Petitioners' preferred plan locates the shed 12'-8" from the lot line which allows for 4 feet distance from the pea stone path next to the home and the ramp of the shed. The other alternate shed plan locates the shed 16'-3" from the lot line with no space between the pea stone path and the ramp of the shed.

The Board voted unanimously to approve a variance for the shed in the setbacks as shown in the

preferred sketch that locates the shed no closer than 12'-8" from the lot line.

The Board noted that the Petitioner's request for a variance to locate a shed on their property can only feasibly be accomplished by locating it within the setbacks. Due to soil conditions and topography of the lot, the Board unanimously agreed that the Petitioners' requested relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning By-Law. The variance was granted.

**135 North Avenue:**

Current owner of former Sunrise Assisted Living building introduced a proposed repurposing plan of pre-existing non-conforming structure. Intend to renovate interior of existing structure to result in 20 multifamily 55+ age restricted apartment units with at least 5 of the units meeting 80% AMI affordable rental rate.