

Board of Appeals Meeting Minutes
Meeting held on Wednesday, October 9, 2019
Brown property, 63D Goose Pond Road

Meeting was attended by Board of Appeals members Steve Baluk (chair), Lynn Bertelli (clerk), Jen Nykiel, Stephen Hodgins, Richard Sweeney (abutter, abstaining from voting)

Others attending: Roger Brown and Lara Brown (applicants), Francisco Ramirez (Pamela Sandler Architect, Joanne Sweeney, Jeff Lynch (attorney for applicant), Carolyn Vandervort

Attorney Lynch presented a plan whereby the applicants would demolish the existing non-conforming cottage and build a new structure. Applicant wants to increase square footage on the first floor by approximately 500 feet, from 1,200 square feet to 1,711 square feet. By right they can increase up to 50%. Applicant desires to also add a second floor with an additional 1,201 square feet for a total of 2,912 square feet.

Existing house and foundation will be removed and rebuilt, no further encroachment on one side of 3.9 feet, the other side will be 3 feet closer to the side due to overhanging porch/walkway.

Only one abutter responded and they were in favor of the project.

It was decided that the Board would vote on the project as proposed.

Steven Baluk – Yes
Lynn Bertelli – Yes
Jen Nykiel – Yes
Stephen Hodgins – Yes
Richard Sweeney – abutter, non voting

Unanimous “yes” votes, project is approved.

Respectfully submitted,

Lynn M. Bertelli
Clerk for Tyngham Board of Appeals