

Essex Zoning Board of Appeals

September 21, 2016

Meeting held at the temporary T.O.H.P. Burnham Public Library, 245 Western Avenue

Present: Edwin Perkins, Chairman, Keith Carter, Michael Davis (Alternate)

Meeting called to order at 7:00 p.m.

A public hearing was held at 7:01 on a petition filed by Mark and Laura Hall to amend/modify a previous decision issued by the Zoning Board of Appeals on January 9, 2006, to increase the number of bedrooms from three to four at 21 Spring Street, Assessors Map 128, Lots 106 and 110.

Mark and Laura Hall appeared before the Board. No members of the public were present and no letters were received from the public stating their approval or disapproval of the petition. Mr. Hall told the Board that when they were renovating their house in 2005 they wanted to move the existing one bedroom apartment from the main house to the carriage house, which they were granted permission to do, but in the decision issued on January 9, 2006 the main house was only allowed to have three bedrooms, with a total of no more than four bedrooms for the entire property, because of the restriction of the flow for the sewer connection. The Town of Essex has now lifted the sewer flow restrictions a property can have, so the Halls requested through the Department of Public Works the additional flow to add a fourth bedroom in the main house. Mr. Hall noted that they were not asking for any changes to the structure, just to add the extra bedroom in the main house. The carriage house will stay the same.

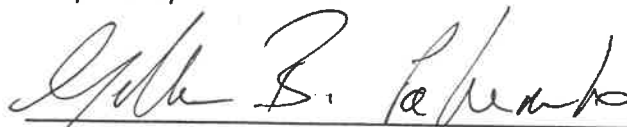
After reviewing the facts presented, Keith Carter moved to modify the previous Board of Appeals decision dated January 9, 2006 to allow the addition of a fourth bedroom within the main house at 21 Spring Street due to the sewer flow restrictions being lifted and permission being granted by the Department of Public Works. The motion was seconded by Michael Davis, with the Board voting unanimously in favor,

Michael Davis moved to close the public hearing at 7:20 p.m., seconded by Keith Carter, with the Board voting unanimously in favor.

Michael Davis moved to adjourn the meeting, seconded by Keith Carter, with the Board voting unanimously in favor.

Meeting adjourned at 7:25 p.m.

Prepared by:



Gillian B. Palumbo
Administrative Clerk

Attest:

