

Call to order: 7:02

Members present: James Ogden, Leo Ryan, Jon Pingree, Thomas Mulligan, Tracey Hartford, Eric Burton

New Business

A. Approve Minutes – Business & Hearing:

5/2/2023 Motion to approve L.Ryan second J Ogden, all in favor

6/6/2023 Motion to approve L.Ryan second J Ogden, all in favor

B. Board re-organization – vote for Board Chair, Jon Pingree motion for Tom Mulligan for Chair, second Leo Ryan. T. Mulligan accepted the nomination all members voted in favor, T. Mulligan abstained.

Old Business

A. Policy & Procedures

Definition of In-law/Accessory Apartments T.Mulligan spoke with the Building Commission, Mr. Pike will get better definitions

B. By-Law Changes

Non-conforming structures – 2015 Gale Decision J.Pingree & T. Mulligan to get information to administrative assistant to review

Special permit lapse time ZBA permit lapse in conflict with the State

Review of Policy & Procedure change Section 8 a review of wordage approved at April meeting, fee schedule approved. Discussion of the number of copies of the application to be submitted at filing, from 14 copies to 7 copies. All in favor of changes, to be posted on website and available in the office. Board members signed the signature page of the document.

206 W Main St – Georgetown Planning Board requesting comments or concerns for new filing. J.Pingree concerns and discussion of the Planning Board change of the original approved Special Permit, by the previous Board of Appeals, J.Ogden agreed would like to see the Boards work closer together and not make the applicant incur costs for re-designs. T Mulligan to write a letter to Planning Board regarding these issues.

New Hearings:

21 Pillsbury Street, File #23-08 Map12 Lot 25 Applicant: David Simpson present
E.Burton read the legal notice, voting members J.Ogden, L.Ryan, J.Pingree, T.Mulligan, E.Burton
T.Mulligan read the criteria for the special permit, and the definition of accessory apartment
Mr.Simpson provided background to property and dwelling, Mr. Simpson's mother-in-law will occupy the apartment. Then the Simpson's purchased the property they intended on having Mrs Simpson's mother occupy the apartment. The existing apartment is over the required square footage by a small amount, J.Ogden questioned about square footage, with a door and stairway to main house. In the past the property has been rented, with a cease and desist issued by the Building Inspector.

Motion by L.Ryan to allow a special permit for an accessory apartment under Massachusetts General Law Chapter 40A, Section 9 and Georgetown Zoning bylaws, Chapter 165 Sections 9-11, 69 and 74-79, no further discussion. Conditions relative to occupy and not to be rented, special permit ends with the current owner, unit to be inspected by the building inspector prior to occupancy, per Chapter 165 69D per plans

submitted. Exhibits 1, 2, 3, 4 as provided by the applicant in his application. J.Pingree motion to accept conditions, L.Ryan second Conditions

J.Pingree second motion by L.Ryan to allow accessory apartment.

4 members voted in favor, Eric Burton abstained.

T.Mulligan reviewed the conditions with the applicant.

117 W Main St, File #23-09 Map 6D Lot 38 Applicant Philip and Maureen Cannon present. J.Ogden read the legal notice, J.Ogden, L.Ryan, T.Mulligan, T.Hartford, E.Burton.

T.Mulligan read the criteria for a special permit.

Philip Cannon provided background for the property. Currently has a septic system for a 5 bedroom. Since children have moved out of the house, it is getting too big for them it is 4,800 sq.ft with an attached barn of living space. The house is on the historic registry. Currently it will be owner occupied.

No exterior change for the house, driveway goes over the septic tank. Each unit will have 2 forms of egress. Back unit will have approximately 1,600 sq.ft and the front unit approximately 3,200 sq. ft. Garage area noted on plan is a workshop area, no automobile storarge.

J.Ogden – question about the non-conforming street front J.Pingree not increasing non conformity. T.Mulligan no changes to the structure.

Motion by L.Ryan motion to grant Special Permit to convert from single family to a two family dwelling according to Mass General Law 40A Sec 9 and Georgetown Bylaws 165 78-79, second J.Ogden, no further discussion no conditions. All in favor.

Continuations:

188 E Main Street File #23-06 Map 10 Lot 9 – Applicant requested and extension, J.Pingree questions about continuance

J.Pingree motion to extend, L.Ryan second, all in favor, J.Ogden abstain

Upcoming Meeting Dates: August 1, 2023

Motion to adjourn L.Ryan J. Ogden

Respectfully Submitted,

Robyn Holt, Administrative Assistant

APPROVED 9/5/2024