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Zoning Board of Appeals Minutes 05/08/2007

May 8, 2007

Hearing I: Docket No. 3315 – 43 Robin Hood Rd – Petition for Variance – continuance

Members in attendance:

Joseph Tulumieri, Chairman

Susan Mc Shane

Curtis Morgan

Petitioners Maureen Quinn and David Johnson, after meeting with Kevin O'Brien at the Planning Dept., agreed on a modification of the original plan. A new memo from Mr. O'Brien, was submitted to the board. The board voted unanimously to grant the petition. No one present spoke for or against the petition.

Hearing II: Docket No. 3318 – 83 Gray St – Petition for Variance

Members in attendance:

Joseph Tulumieri, Chairman

Susan McShane

Pamela Heidell

Petitioner Randy Platt was present and Attorney Robert Annese presented the petition- a request to construct an attached garage/studio to the dwelling. A letter of support from abutters Mark Glasser and Frank McWeeney of 74 Churchill Ave., was entered into the record. Determinations were made that the garage must be attached to the dwelling, that the garage be constructed according to submitted plans, that no kitchen facilities be included in perpetuity and rear windows be limited as per plans. The board voted unanimously to grant the petition.

Hearing III: Docket No. 3317 – 14 Cottage Ave – Petition for Variance

Members in attendance:

Joseph Tulumieri, Chairman

Curtis Morgan

Pamela Heidell

Petitioners Anne and Philip Thompson were present and Attorney Robert Annese presented the petition to demolish the existing structure and construct a new home on the property. The Conservation Commission had given approval. The property has 3 side yards and no front yard. Therefore 3 variances might be required or the board could choose to grant a Special Permit under Section 9.02d. Town Treasurer, Steven Gilligan represented the Town of Arlington and said that a right of way at that location would be auctioned with the intention that the petitioners would purchase the land if there were no other parties of interest. Abutters Adam Auster and Laura Kelly spoke in support of the petition and voiced concerns regarding the construction process. The board determined that a Special Permit would be sufficient and voted unanimously to grant the petition.