

PLANNING BOARD MEETING 7/14/2020 (on zoom) LWVM Observer: Judith Black
Board Members in Attendance: Bob Schaeffner, Andrew Christenson, Rossanna Ferrante,
Ed Nilsson, Barton Hyt, Rebecca Curran Cutting, Town Planner

210 PLEASANT STREET: Paul Lynch representing applicant site plan application wants to take double apt. and turn it into a commercial building on the ground floor and apartments on the 2nd and 3rd floor with 5 parking spots in rear. Water easement discovered. Can't have building over easement. Amy McHugh is OK with structure, so long as water dept. easement* remains completely accessible. Applicant owns property to the right and has improved upon it as well. Derek Bloom-Architect: The building is at a busy corner in District 2, which allows for a very narrow set back. Footprint would remain as it is there today. Building will be accessible. Concrete will support stone wall. It will emerge stronger than it is now. Will preserve trees and provide a new planting bed, 10 feet short of street so vision lines are clear for drivers.
The board voted in favor.

36 Crestwood Rd: Bob McCann represented the owners. The owners live in France and tried to meet with neighbors, sending everything to neighbors about their intentions. Shore line single family dwelling. Would add 2nd floor over where the shed/garage is. Foot print remains the same. Harbor side-existing deck-make slightly larger (back side of house) install storage area. 1173 Sq. ft. expansion - They have 7 times the minimum space requirement No obvious adverse effects on community. Concern that this neighborhood is building with varied roof lines and replication of the original house in the addition.

*An **easement** is a legal right to use someone else's land for a particular purpose. For example, the municipal **water** company may have an **easement** to run **water pipes** under your property. ... **Easements** are sometimes in writing and referred to in property deeds or title papers prepared by a title insurance company or attorney.

** A **Set Back** is the distance from a curb, **property** line, or structure within which building is prohibited. Setbacks are building restrictions imposed on **property** owners. Local governments create setbacks through ordinances and Building Codes, usually for reasons of public policy such as safety, privacy, and environmental protection.