



Town of Danvers Zoning Board of Appeals

1 Sylvan Street, Danvers, Massachusetts 01923 | p: 978-777-0001

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Zoning Board of Appeals

Members:

John Boughner, Chair
Kenneth Scholes, Clerk
Jeffery Sauer
Kenneth Jarvinen
Corinne Doherty

September 11, 2023 7:00 p.m. ZBA MEETING MINUTES

Board members present: John Boughner, Kenneth Scholes, Ken Jarvinen, Corinne Doherty, Jeff Sauer (present remotely).

Staff present: Brian Szekely

John Boughner called the meeting to order at 7:00 p.m. Will edit minutes from 4/10/2023 and 5/08/2023. Motion to approve minutes from 4/24/2023; 5/22/2023; 6/12/2023; 6/26/2023; 7/24/2023; 8/28/2023 made by Ken Scholes. Seconded by Ken Jarvinen. In favor: 4. Opposed: 0. Motion carries. Jeff Sauer did not vote-technical difficulties.

Staff-technical difficulties-sound not being transmitted in or out via Teams.

REGULAR ITEMS

144 High Street (R-1): Request a Finding under Section 3.11.B.1 of the Danvers Zoning Bylaw to allow an extension of an existing non-conforming structure through the addition of living space and a deck, without expanding the footprint. Additionally, the applicant is requesting to modify a previous Special Permit decision that was issued in 1989 (Docket CC-2280) to allow for exterior changes to be made to the structure consistent with the Finding request above.

Request made by Michael and Ellen Fennell (23-5035)

Ken Scholes read aloud application for 144 High Street docket 23-5035.

John Fennell (presented on behalf of applicant)-reviewed application items being requested with regards to the Special Permit and Finding. Presented existing conditions and proposed plans in detail, including second floor expansion, third floor expansion and decking and roof line changes.

Mr. Scholes-without 3 decks in rear, are there two means of egress/unit?

John Fennell-existing second means of egress in back hallway-tight and not code compliant. This will be second means of egress; much safer.

Mr. Jarvinen-sprinkler systems? Is site plan required with 3 units or more?

John Fennell-no sprinkler currently but will be installed.

Staff-does not require site plan review but will confirm. Trigger is net new; this is already three; no net new and just an expansion.

Ms. Doherty-with sprinklers-go through fire department? Total square footage of lot? Are any units owner occupied?

Staff-building code requirements apply here.

John Fennell-lot size 0.76 acres. All rental units-not owner occupied.

Staff-audio not connecting via Teams.

Mr. Boughner-stairs are or are not presently there? Where is parking? Requirement would be 6 spaces.

John Fennell-existing one-story deck will be removed and new two-story and stairs installed. Parking on property for approximately 8 spaces. Shrubbery could be cleared for more parking if needed.

Bill Bradstreet (Town Meeting Member Precinct 1)-review period while construction going on? How long will it take?

Mr. Boughner-are you asking if there is a review period? What would you like to be reviewed?

Bill Bradstreet-depend on timeframe, will review be done to ensure work is happening? Review process of construction.

Staff-this is what Building Inspector does as his job.

Mr. Boughner-permit is ongoing review by inspectional services. 1989 decision says no expansion, which is part of what requires applicant to come in. To applicant-will move forward without Mr. Sauer as he cannot hear nor be heard via remote option.

Mr. Scholes-cannot see new decks in back; renderings look great. Would vote for this.

Mr. Jarvinen-would vote this. Will look much better when done; following proper process.

Ms. Doherty-would vote for this. Upgrade to neighborhood.

Mr. Boughner-not invasive to neighborhood; enhancement to building. Would vote for this.

Motion to modify Special Permit docket CC-2280 at 144 High Street made by Corinne Doherty. Seconded by Ken Scholes. In favor: 4. Opposed: 0. Jeff Sauer did not vote.

Motion to issue Finding for 144 High Street docket 23-5035 made by Corinne Doherty.
Seconded by Ken Scholes. In favor: 4. Opposed: 0. Jeff Sauer did not vote.

Motion to adjourn made by Ken Scholes. Seconded by Corinne Doherty. In favor: 4. Opposed:
0. Meeting adjourned at 7:30PM.