

**Planning Board Meeting  
July 10, 2013**

**Present:**

Virginia Hewitt, Chairwoman  
Marybeth Max  
Michael Roets  
Peter Sheridan  
Fred Sievers  
William Ryan, Alternate  
Thomas Peterson, Planning Board Attorney

**Absent:**

N/A

**Guests:**

John Hurley

**Agenda: July Monthly Meeting**

- Variance, 23 George Avenue, John Hurley
- Open Discussion

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At 7:05 PM, Ms. Hewitt called the Planning Board meeting to order, and noted that the fire whistle had just blown, and Mr. Sievers may not be able to attend. Ms. Hewitt invited Mr. Ryan to the table.

**Variance, 23 George Avenue, John Hurley**

The Planning Board received the packet this evening and began their review. Ms. Hewitt asked for a few minutes to review the packet and invited Mr. Hurley to join the Planning Board at the table.

The variance is to join the current porch and deck, which will wrap around to the existing deck. The addition to the current porch will be covered, with the existing open deck left open. It will extend approximately 7' in the front and wrap around another 20' to the deck. Mr. Ryan asked if the railing would be the same, which Mr. Hurley affirmed. Ms. Max asked about the slope in the yard, and Mr. Sheridan said that might be challenging with setting the post length from the existing porch to the ground. It will match the existing architecture of the current porch. Mr. Hurley said they would put a retaining wall in adjacent to the porch for support.

Ms. Hewitt asked if there were any additional questions. Mr. Roets asked about the roofing material, Mr. Hurley responded he would replace it with shingles because the existing roof is metal and rusting. The roof pitch is 2.5/ft.; with a barrier recommended by Curtis Lumber, water damage should not pose an issue. Ms. Hewitt asked Mr. Hurley if he was going to install gutters, which he responded he would not because there are no gutters now and the basement is dry. Ms. Hewitt confirmed there were no further questions.

Mr. Sheridan made a motion, which Mr. Roets seconded, to approve the building of a new wraparound front porch at 23 George Avenue, per Zoning Board Appeals number 2013-04. The Planning Board unanimously approved the motion, Ms. Hewitt polling the board, Mr. Sheridan – aye, Mr. Ryan – aye, Mr. Roets – aye, Ms. Max – aye, and Ms. Hewitt - aye. Ms. Hewitt said that the Planning Board now has to sign off on the reconciliation sheet for future reference.

**Open Discussion**

Mr. Sheridan mentioned there is a house on Janes Avenue that may be requesting a variance for an additional garage. Mr. Sievers arrived at 7:41.

The June 12, 2013 minutes were then reviewed. Mr. Roets moved to approve the minutes as submitted, which Ms. Max seconded. Ms. Elford polled the Board: Mr. Roets – aye, Mr. Ryan – abstain, Ms. Max – aye, Mr. Sheridan – abstain, Mr. Sievers – aye, and Ms. Hewitt – aye.

Ms. Max made a motion to adjourn at 7:48 PM. All were in favor.

Respectfully submitted,

*Heather K. Elford*

Heather Elford  
Planning Board Secretary