

TRANSCRIPT OF PUBLIC RECORD
ZONING BOARD OF APPEALS MEETING
OCTOBER 21ST, 2009

This Regular Meeting of the **Zoning Board of Appeals**, was held in the Great Hall of Searles Building, City Hall, and was called to order at 7:07 PM.

MEMBERS IN ATTENDANCE:

Mr. Matthew D'Agostino, Chairman
Ms. Laura Walta, Vice Chairman
Mr. Richard Lacroix, Clerk
Mr. Vincenzo Pesce, Member
Mr. Robert Andrew, Alternate Member

MEMBERS ABSENT:

Mr. Jesse Ramirez, Member

OTHERS IN ATTENDANCE:

Ms. Gwen Martone, Zoning Board Secretary

STATEMENT BY THE CHAIRMAN:

Matthew D'Agostino read a statement prior to the opening of this meeting advising appeal rights.

ATTENDENCE:

Board Clerk, Richard Lacroix called the roll with four (5) members present at this meeting.

ROLL CALL:

Board Clerk, Richard Lacroix called the roll of Applicants.

NEW BUSINESS:

#2009 - 19 Russell & Sheryle Parolisi, 2 Olympic Village Drive, Methuen, MA 01844

Variance requested under Section VI-D of the Comprehensive Zoning Ordinance of the City of Methuen to subdivide a parcel of land into two (2) lots leaving both lots without required area in a Residential A (RA) District at # 2 Olympic Village Drive, Methuen, MA 01844.

Attorney Daniel Tarlow of Copani, Tarlow & Cranney, 265 Broadway, Methuen, MA appeared before the Board on this petition. According to Atty. Tarlow the petitioners have owned this property since 1982. He indicated that at the time they purchased the lot believed that they actually had a double lot or 2 buildable lots, each consisting of 20,000 sq. ft. and that it was always their intention to develop that second lot. He further indicated that 27 years ago when they purchased the lot Cluster Zoning was allowed under the City's Zoning Ordinance, which allowed them to develop 20,000 sq. ft. lots in a Residential A (RA) Zoning District. At this time he presented the Board with individual plot plans of the lots on Olympic Village Drive showing that the sizes of the lots in this subdivision ranged from a high of 42,000 + sq. ft. to a low of 18,000

sq. ft. with the majority of the lots around 20,000 sq. ft. He further indicated that although cluster zoning is no longer allowed under the present ordinance, that the petitioner's proposal is consistent with the rest of the neighborhood. At this time they are looking to put a similar dwelling on the lot that they always thought they had. As stated previously they believe that this house would be consistent to the neighborhood, and would actually improve the look of the neighborhood.

Board Member Vin Pesce mentioned that this request had come before the Board in 2004 and questioned why it was denied. Atty. Tarlow indicated that he understood that there was some opposition from abutters at that time but that he believes that there is none at this time.

Chairman D'Agostino opened the meeting to Public Participation. Speaking in favor of this petition was Karen Bisson of 6 Olympic Village Drive. She indicated that she was the direct abutter who was actually in opposition for the previous request. She explained that her opposition at that time was with the builder who wanted to put a very large home very close to her lot. She indicated that she has spoken with the current builder who is interested in this lot and is very comfortable with what he is proposing to build on the lot and is no longer opposed to developing the parcel. Also speaking in favor of this petition was Mike and Norma Zimmerman of 191 Washington Street. According to Mr. Zimmerman he is in favor of this petition and is in agreement with Atty. Tarlow when he stated that developing the empty lot would bring a more neighborly feel and would compliment the neighborhood. He further indicated that he has a live and let live attitude and does not see this as detrimental in any way.

There was no one speaking in opposition to this petition. Having no discussion, Public Participation was closed and Atty. Tarlow returned to the podium. At this time Chairman D'Agostino questioned if the garage and shed shown on the plan were going to stay and if the pool was going to be removed. Atty. Tarlow indicated that was correct, that the garage and shed would remain with the existing dwelling and that the pool would be razed. Chairman D'Agostino further indicated that he also believes that this proposed dwelling is much smaller than the previous request and that all other issues with the previous request have all been corrected.

ROLL CALL:

Mr. Richard Lacroix – yes, per plan
Mr. Vincenzo Pescez – yes, per plan
Mr. Robert Andrew – yes, per plan
Ms. Laura Walta – yes, per plan
Mr. Matthew D'Agostino – yes, per plan

VOTE: 5-0-0 APPROVED

ADJOURNMENT:

MOTION: *Laura Walta moved to approve at 7:19 PM adjournment.*
Richard Lacroix seconded this motion.

VOTE: 5-0-0 UNANIMOUSLY APPROVED

Respectfully submitted,

Gwen Martone, Zoning Board Secretary
Methuen, MA 01844