

**Zoning Board of Appeals  
Minutes of July 18, 2012  
Bourne Town Hall  
Buzzards Bay, MA 02532**

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Lee Berger, Chairman  
John Priestley, Jr., Vice Chairman (excused)  
Tim Sawyer  
Judith Riordan  
Wade Keene (excused)  
John O'Brien  
Harold Kalick  
Tom Armstrong

Roger LaPorte, Inspector of Buildings

Member(s) of the Press: Diana Barth, Bourne Enterprise

**Meeting called to order**

7:30 pm by Chairman Berger.

Sitting on the Board tonight: Lee Berger, Judith Riordan, Tim Sawyer, John O'Brien and Harold Kalick. Also present is Tom Armstrong.

Harold Kalick is writing decision(s) tonight.

**Approval of Minutes**

Riordan MOVED and SECONDED by Sawyer to table minutes of 5/16/12. VOTE 5-0.

**#14-12 – Special Permit – Extension or alteration of a pre-existing non-conforming structure or use**

Michael Delgrasso. Location: 18A Thompson Road. Map 14, Lot 18A in an R-80 zoning district. Proposal: Applicant requests to raise unit by 18" at peak to add a 4'x16' bump out to include new indoor shower and closet space in two bedrooms.

Sitting for the Board: Lee Berger, Judith Riordan, Timothy Sawyer, John O'Brien and Harold Kalick.

Tom Armstrong is recusing himself from this hearing since it involves property at Hideaway Village and he sits on the Board of Trustees for Hideaway Village.

Applicant said there is currently no closet space and no inside shower.

Chm. Berger said the new procedure for the Hideaway Village (HAV) application isn't being followed. We are missing the form on which HAV is supposed to be certifying that all those who are living in HAV and affected by the project have been notified that the Board of Appeals will be holding a hearing on this project.

Rick Gowell, member of the HAV Board of Trustees, responded by saying he assumed notice in paper would be sufficient. Chm. Berger said abutters, even though technically living on the same lot, should have a right to notice that the Board of appeals will be holding a hearing. Mr. Gowell will send a list of abutters notified and copy of notice sent for the ZBA file.

Mr. Gowell, is in support of this application.

O'Brien MOVED and SECONDED by Riordan to close public hearing. VOTE 5-0.

Riordan MOVED and SECONDED by O'Brien to grant #14-12 Special Permit at 18A Thompson Road, map 14, Lot 18A in an R-80 zoning district to raze unit by 18" at peak to add a 4'x16' bump out to include new indoor shower and closet space in two bedrooms according to the plan submitted with application dated 5/4/12. VOTE 5-0.

**#15-12 – Special Permit – Extension or alteration of a pre-existing non-conforming structure or use**

Norman and Katherine Wagner. Location: 135 Circuit Avenue, Pocasset. Map 43.3, Section 266 in an R-40 zoning district. Proposal: Applicant requests to raze existing dwelling, construct new dwelling. Request a supportive finding by the ZBA per Section 2320 for alteration of a pre-existing, non-conforming structure.

Sitting on the Board: Lee Berger, Judith Riordan, Wade Keene, Harold Kalick and Tom Armstrong. Also present John O'Brien.

Applicant requesting continuance of hearing.

O'Brien MOVED and SECONDED by Kalick to continue hearing to 8/1/12 at 7:35 pm. VOTE 5-0.

**Old Business**

Clay Pond Road – Housing Assistance Corporation project may come before the Board of Appeals for speed bumps.

**New Business**

None.

**Public Comment**

None.

**Adjournment**

Halick MOVED and SECONDED by Sawyer to adjourn meeting. Meeting adjourned at 7:51 pm.  
UNANIMOUS VOTE.

Respectfully submitted,  
Lisa Groezinger, sec.