

BOARD OF APPEALS

Bradley Reed2007
Kay Stoner2008
Alexander Kischitz2009
Jacqueline Smith2010
Gerard Ahearn, Chairman2011

Associate Members

Charles Lord2008
Gregory Thomas.....2008

In 2006, the Board of Appeals spent the majority of its efforts on the Riverside 40B hearing. The current plan before the Board is for a total of six units (two affordable), down from 12 units (three affordable) in the initial filing. The Board also reviewed proposed changes for the Regency 40B project involving drainage and site design and arranged oversight of construction of the project.

In early 2006, the town obtained a waiver from the Department of Housing and Community Development (DHCD) to remain in compliance with its affordable housing plan through 2007. This allows the town to deny a 40B project that is deemed to be inconsistent with local needs.

The Board underwent changes in personnel in 2006. Jake Foote resigned from the Board in June. Brad Reed, a former Planning Board member, was added in August. Andy Kischitz was appointed in December. In addition, Gregory Thomas was appointed as an associate member in August.

The Board held hearings and issued decisions on various special permit and variance applications.

STATUS

CASE INFORMATION

Completed	Petitioner: Fernwood Design Property Located: Wheeler Road Request. Variance to allow construction of a garage within front yard setback Date filed: January 19, 2006 Action: Approved February 23, 2006
Completed	Petitioner: Omnipoint Communications. Property Located: 41 Main Street Request: Special Permit to expand or alter a preexisting nonconforming use to allow placement of antennae and power station on an existing tower. Date filed: September 26, 2006 Action: Approved October 24, 2006

Financial Statement
July 1, 2005 to June 30, 2006

Expenses

Appropriated			\$10,850.00
Expended	40B Permitting	\$6,238.75	
	Advertising	199.88	<u>\$ 6,438.63</u>
Unexpended balance returned to general fund			\$ 4,411.37