

ZBA Decision Tracker 2022

December

Description	Result	Vote	Attorney	Variance	Special Exception	Building Code Relief	Conditions
Generator too close to side boundary	Granted	5 to 0		2	0	0	0
New home too close to boundary with septic too close to wetlands	Granted	5 to 0	Monica Kieser	6	0	3	7
	Denied	3 to 2		7	0	0	0

November

Description	Result	Vote	Attorney	Variance	Special Exception	Building Code Relief	Conditions
Propane Tank too close to wetland buffer	Granted	5 to 0	Richard Rousseau	2	0	0	2
Generator too close to side boundary	Granted	5 to 0	No	1	0	0	0

October

Description	Result	Vote	Attorney	Variance	Special Exception	Building Code Relief	Conditions
House, Septic, Driveway, Walkway too close to the wetlands	Granted	4 to 1	John Cronin	6	2	0	7
Expansion with deck, barn, driveway, walkway and retaining wall too close to the wetlands	Granted	5 to 0	No	7	1		3
Expansion of a non-conforming structure	Granted	5 to 0	No	4	0	0	0
Tear down and rebuild with lot line adjustment	Granted	5 to 0	Tim Phoenix	4	0	0	0
Deck and walkway too close to boundaries	Granted	5 to 0	No	4	0	0	1
Deck too close to boundaries and Expansion of non-conforming structure	Granted	5 to 0	No	3	0	0	0

September

Description	Result	Vote	Attorney	Variance	Special Exception	Building Code Relief	Conditions
Parking too close to boundary	Denied	5 to 0	No	0			
Tear down and rebuild with septic too close to wetlands	Granted	5 to 0	Monica Kieser	6		1	7
Soak pool and patio in wetland buffer	Granted	5 to 0	Ben Stout	2	0	0	6

Hot tub too close to the boundary	Granted	5 to 0	No	1	0	0	0
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August

Description	Result	Vote	Attorney	Variance	Special Exception	Building Code Relief	Conditions
Tear down and rebuild	Granted	5 to 0	Derek Durbin	5	2	1	7
Septic system too close to boundary and not meeting new construction standards	Granted	5 to 0	Chris Mulligan	3	0	1	0
Expansion of structure / lot coverage / too close to all boundaries	Granted	5 to 0	Monica Kieser	6	0	0	1

July

Description	Result	Vote	Attorney	Variance	Special Exception	Building Code Relief	Conditions
Tear down and rebuild	Granted	5 to 0	Chris Mulligan	4	0	0	7
KOI pond too close to the wetland	Denied	5 to 0	Chris Mulligan	1	0	0	0
Building on a non-conforming lot	Granted	3 to 2	Monica Kieser	9	0	0	2

June

Description	Result	Vote	Attorney	Variance	Special Exception	Building Code Relief	Conditions
Shed increases lot coverage and parking too close to side boundary	Granted	5 to 0	No	3	0	0	0
AC unit too close to rear boundary	Granted	5 to 0	No	1	0	0	0
Expansion of non-conforming structure too close to front and side boundaries	Granted	5 to 0	No	3	0	0	0
AC unit too close to rear boundary	Granted	5 to 0	No	1	0	0	0
AC unit too close to side boundary	Granted	5 to 0	No	1	0	0	0
Shed too close to side and rear boundaries	Granted	5 to 0	No	2	0	0	0
AC unit too close to side boundary	Granted	5 to 0	Karnacewicz	1	0	0	0
Carriage House Restaurant additional parking	Granted	4 to 1	Tim Phoenix	2	0	0	6

Non-conforming patio increase lot coverage and is too close to side boundaries	Granted	5 to 0	Tim Phoenix	4	0	0	0
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May

Description	Result	Vote	Attorney	Variance	Special Exception	Building Code Relief	Conditions
Deck and patio within 28' of the tidal marsh	Granted	5 to 0	Monica Kieser	2	0	1	3
Patio within the 100' Tidal wetlands	Granted	5 to 0	No	1	0	0	2
Expansion of non-conforming structure / lot coverage	Granted	5 to 0	Tim Phoenix	5	0	0	1

April

Description	Result	Vote	Attorney	Variance	Special Exception	Building Code Relief	Conditions
Impervious coverage over limit	Granted	5 to 0	No	1	0	0	0
Expansion of non-conforming structure	Granted	5 to 0	Monica Kieser	4	0	0	0
Expansion of non-conforming structure / lot coverage	Granted	4 to 0	Monica Kieser	5	0	0	0
Lot coverage 47% and shed too close to side boundary	Withdrawn	NA	Gamester	0	0	0	0

March

Description	Result	Vote	Attorney	Variance	Special Exception	Building Code Relief	Conditions
Extension of a barn within 75 ft of wetland buffer	Granted	4 to 0	No	3	0	0	2
Non-illuminated advertisement sign	Granted	5 to 0	Patricia Weathersby	0	2	0	1
Expansion of non-conforming structure	Granted	5 to 0	No	2	0	0	0
Patio too close to the side boundary	Granted	5 to 0	Tim Phoenix	1	0	0	1
Expansion of non-conforming structure	Granted	5 to 0	Peter Loughlin	3	0	0	0

February

Description	Result	Vote	Attorney	Variance	Special Exception	Building Code Relief	Conditions
Tear down and rebuild septic in wetland buffer. Overall, less wetland impact	Granted	5 to 0	John Bosen	6	2	0	4

Tear down and rebuild (previously approved for expansion)	Granted	5 to 0	Monica Kieser	4	0	0	5
Generator 19 ft from side boundary	Granted	5 to 0	Brian Lewton	1	0	0	0
Swing set in the wetland buffer. Appeal of decision.	Denied	4 to 1	No	0	0	0	0

January

Description	Result	Vote	Attorney	Variance	Special Exception	Building Code Relief	Conditions
Tear down and rebuild with septic in wetland buffer	Granted	5 to 0	David Brown	11	1	3	4
Platform deck too close to neighbors	Denied	5 to 0	No	0	0	0	0
Patio in wetland buffer and walkway partially in wetland buffer	Granted	5 to 0	No	1	0	0	2
Generator 40 ft from the wetland	Granted	5 to 0	No	1	0	0	0

January – December 2022

Code Descr.	Relief Granted
Wetlands and Wetland Buffer	79
Dimensional requirements	61
Non-conforming buildings	22
Septic systems	11
Coastal Area	6
Off-street parking	6
Stormwater Management	1
Non-conforming uses	1
Signs and outdoor advertising	1
Powers and duties	1
Total 2022	189

Total demolitions (tear down and replace) 9