Decision of the Newbury Zoning Board of Appeals
Under the Zoning Bylaw
Upon petition of
Thomas Daniels

16 MAR -7 PM 2:44
NEWBURY TOWN CLERK

The Zoning Board of Appeals (ZBA) held a public hearing Thursday, February 18, 2016 at 9:30 p.m. at the Newbury Town Hall, 25 High Road, Newbury, MA 01951 on the petition of **Thomas Daniels, 120 Rowley Bridge Road, Topsfield, MA 01983** in conformity with the provisions of the Massachusetts Zoning Act, Chapter 40 A, as amended, and the Zoning Bylaws of the Town of Newbury. ZBA members present were Eric Svahn, Chairman Howard Traister and Rick Salmonson.

Applicant petitioned the ZBA for a FINDING for relief from section 97-4.D of the Zoning Bylaws to increase the height of the structure for the property located **9 49th Street. (Assessors Map U4-0-103).**

Appearing in favor of the applicant was James & Martha Morabito of 10 51st Street, Newbury. Appearing in opposition of the applicant there was no one.

After due deliberation and consideration, the Board of Appeals voted unanimously on a motion by Eric Svahn, seconded by Rick Salmonson to GRANT the FINDING under section 97-D.4 for an increase in height on the existing non-conforming property as it was not deemed to be more substantially detrimental to the neighborhood. The proposed plan conforms to all set back, height, Floor Area Ratio (FAR) and lot coverage requirements of the PIOD.

This finding is granted with the understanding that this decision will be recorded at the Registry of Deeds in Salem, MA and that the Board of Appeals and the Building Inspector shall receive copies of the recorded document showing Book and Page of the recording prior to issuance of a building permit.

This finding is not to be construed as a sanction of the Town of any encroachments nor does it relieve the burden of the owner to obtain proper permits and approvals from all pertinent boards.

Notification is hereby given that appeals, if any, shall be made pursuant to G.L. Chapter 40A §17, as amended by Chapter 808 of the Acts of 1975, within twenty days after which this decision is filed with the Newbury Town Clerk.

NEWBURY ZONING BOARD OF APPEALS

Howard Traister — Howard Traister, Chairman

Richard D. Salmonson — Rick Salmonson, Member

Eric P Svahn — Eric Svahn, Member

Decision of the Newbury Zoning Board of Appeals
Under the Zoning Bylaw
Upon petition of
Thomas Daniels

16 MAR -7 PM 2:44
NEWBURY TOWN CLERK

The Zoning Board of Appeals (ZBA) held a public hearing Thursday, February 18, 2016 at 9:30 p.m. at the Newbury Town Hall, 25 High Road, Newbury, MA 01951 on the petition of **Thomas Daniels, 120 Rowley Bridge Road, Topsfield, MA 01983** in conformity with the provisions of the Massachusetts Zoning Act, Chapter 40 A, as amended, and the Zoning Bylaws of the Town of Newbury. ZBA members present were Eric Svahn, Chairman Howard Traister and Rick Salmonson.

Applicant petitioned the ZBA for a FINDING for relief from section 97-4.D of the Zoning Bylaws to increase the height of the structure for the property located **9 49th Street. (Assessors Map U4-0-103).**

Appearing in favor of the applicant was James & Martha Morabito of 10 51st Street, Newbury. Appearing in opposition of the applicant there was no one.

After due deliberation and consideration, the Board of Appeals voted unanimously on a motion by Eric Svahn, seconded by Rick Salmonson to GRANT the FINDING under section 97-D.4 for an increase in height on the existing non-conforming property as it was not deemed to be more substantially detrimental to the neighborhood. The proposed plan conforms to all set back, height, Floor Area Ratio (FAR) and lot coverage requirements of the PIOD.

This finding is granted with the understanding that this decision will be recorded at the Registry of Deeds in Salem, MA and that the Board of Appeals and the Building Inspector shall receive copies of the recorded document showing Book and Page of the recording prior to issuance of a building permit.

This finding is not to be construed as a sanction of the Town of any encroachments nor does it relieve the burden of the owner to obtain proper permits and approvals from all pertinent boards.

Notification is hereby given that appeals, if any, shall be made pursuant to G.L. Chapter 40A §17, as amended by Chapter 808 of the Acts of 1975, within twenty days after which this decision is filed with the Newbury Town Clerk.

NEWBURY ZONING BOARD OF APPEALS

Howard Traister — Howard Traister, Chairman

Richard D. Salmonson — Rick Salmonson, Member

E P Svahn — Eric Svahn, Member

Town Of Newbury
ZONING BOARD OF APPEALS
25 High Road
Newbury, MA 01951

16 Mar -7 PM 2:43

CONFIRMATION OF DECISION FOR EXTENSION

Applicant Name: Stephen Peabody

Location: 14/16 51st Street (Assessor s Map U04-0-92/92A)

Zoning Board of Appeals Original Meeting Date of: June 19, 2014

Location: Newbury Town Hall, 25 High Road, Newbury, MA

At a meeting held on Thursday, February 18, 2016, a request for a six-month extension on a Decision dated August 11, 2014. After consideration, a motion was made by Chairman Howard Traister and seconded by Rick Salmonson to grant the extension. This extension is granted with the understanding that it will be recorded at the Registry of Deeds in Salem, MA and the Board of Appeals and the Building Inspector shall receive copies of the recorded document showing Book and Page of the recording prior to issuance of a Building Permit.

Extended Until: February 11, 2017

Applicant:

Stephen Peabody

Zoning Board of Appeals:

Howard Traister

Howard Traister, Chairman

Eric Svahn, Member

Richard Salmonson, Member