



Regular Meeting and Public Hearing
Monday, September 12, 2016 at 7:00pm at the John Bauer Senior Center, 17 West St. Paxton, MA

ATTENDANCE:

MEMBER	PRESENT (X)	ABSENT (X)
Neil Bagdis	X	
Henry B. Stidsen, Jr.	X	
Robert Jacobson	X	
Jeffrey Kent	X	
Richard Doughty	X	

Other Attendees: Marybeth Gallivan (MG), Brian Gallivan (BG), Lori Gallivan (LG), Kevin Gallivan (KG), Paul Girouard (PG)

(NB) called the meeting to order at 7:03 pm.

Meeting Minutes

Motion (HS) seconded by (JK) to accept the minutes of August 8, 2016 as written, vote 4-0 all in favor.

Richard Doughty recused himself from the hearing stating a personal friendship with the Gallivans.

Temporary Acc. Use Apartment

168 Suomi Street, (M13, Lot8D), owners Brian and Marybeth Gallivan, new TAUA. The Gallivans had, over the winter, a contractor who applied for a building permit and began work without an approved permit but had told the owners it was all set. The contractor was also told at the time of applying of the need for the TAUA special permit but neglected to notify the owners. When the contractor abandoned the job after doing a partial amount of work, the owners realized the untruths he had told them. They have since filed for a new building permit with another contractor and have come before the board for the special permit for the new apartment. The previous owners had a TAUA in the basement but the Gallivans do not plan to use it as such and have given a written statement** to that fact.

(NB) How big is the existing house? (MG) With the partial finished basement, roughly 2600 sqft. Assessor's info. states 1,924 with just the first and second floors. (NB) Questioned if the 12x20 deck should be factored into a decision as possible living space. The footprint of the garage is 30.5x24 making the apartment 732 sqft. The board members felt that this was acceptable even though it is over the allowed 600sqft. and more than 25% of the total house square footage. It wouldn't make sense to make it smaller inside if it can't be noticed from the outside. The Fire Dept. has given its approval of the plans. A neighbor, Paul Girouard, was present to ask about the existing apartment in the basement. He was satisfied with the answer that the owners will be using it as a family room.

Motion (HS) seconded (JK) to approve the TAUA Special Permit for 168 Suomi St, owners Marybeth and Brian Gallivan, for a 732 sqft. apartment over the garage, vote 4-0, all in favor.

There was no discussion regarding the Bel Arbor Definitive Plan. The hearing is continued until Nov. 14, 2016. Another continuance form was signed by Quinn Eng. and given to the office for the file record.

Motion (RJ) seconded (HS) to continue the Def. Plan hearing for Bel Arbor Estates to Nov. 14, 2016, vote 5-0, all in favor.

Next meeting will be on Tuesday, October 11, 2016, if needed.

Motion (JK) seconded (RJ) to adjourn the meeting at 7:46 pm, vote 5-0, all in favor.

**documents referenced located on file in the TSC office

Respectfully submitted,

Sheryl Lombardi