

**MINUTES**  
**Danvers Board of Appeals**

**#18-4748**  
**May 7, 2018**

Present: Robert Cignetti, Rebecca Kilborn, John Boughner,  
Jeffrey Sauer, Kenneth Scholes, Kenneth Jarvinen,  
Anthony Podesta

Also Present: Building Inspector, Richard Maloney  
Secretary, Marybeth Burak-Condon

**LEIGH STACK-CARDELLA (#18-4748)** Requesting a special permit to allow garage space for more than three vehicles in accordance with Table 1 of the Danvers Zoning Bylaws at **21 BRIDLE SPUR ROAD**

John Morin, Morin Cameron Group said the applicants are here with me tonight and at the last meeting the board had some questions about the project. We went back and evaluated the application that was submitted, again we feel that this application meets the criteria for a special permit. We did hear the concerns of the board about the actual look of the garage, the garage is on the side of the dwelling and you will not be able to see it from the cul-de-sac. Even though there is going to be an extensive landscape plan eventually we are committing to shrubs and landscaping on the northerly side of the proposed garage. The other thing that we looked at was changing the architecture of the garage instead of having four garage doors we changed the architecture to two oversized garage doors to give it a more residential feel and soften the look on that side of the garage. We feel that the changes dramatically change the view and we are requesting that the board take another look at this project as revised. I know that there were some questions from the board about need and what is the need for a garage this size and we looked through the criteria for a special permit and that is not one of the criteria. The owner does have a lot of stuff in his existing garage it is a three stall but he can only use it as a two, so again the garage will be used for storage.

Robert Cignetti said so basically what you did is take four small doors and make two big doors. Mr. Morin said exactly and it did change the look of the structure.

John Boughner said so the physical size of the garage has not changed and what type of landscaping. Mr. Morin said to cover the size of the slope we cannot do any trees in that area so it's just going to be low growing shrubs and flowers in that location. Mr. Boughner said and you will be willing to take that as a condition? Mr. Morin said yes.

Robert Cignetti said what I was getting at is that you had four doors and you were allowed the façade of three doors, you still have the façade of the four doors even though you are calling them two doors. Did you take any consideration about making one of the units longer? Mr. Morin said based on the existing garage one of the units is longer, you could stack two cars on that one side if we had to but they are actually using it for storage. Mr. Cignetti said can you get two cars in that stall? Mr. Morin said yes. Mr. Cignetti said so you already have with the three car garage enough for four cars right now. Mr. Morin said yes you could get five.

There were no questions or comments from the audience.

John Boughner said at the last meeting my issue was that it is four bays I guess not even realizing that five vehicles could fit in there. I look at it as quite oversized considering what we allow, given the fact that they changed the look and are willing to take a condition to add landscaping I would vote in favor of this.

Kenneth Scholes said I think that you misunderstood what we meant about the look of the garage we meant the size of the garage as a whole, I didn't realize that we could fit two cars in that last bay either I thought it was going to be storage on the end so I don't think that I would vote for this the way that it is.

Rebecca Kilborn said it looks to me that you could get four cars across the front and one in the back, the storage room is just a room and if you didn't put those walls up you could actually double up vehicles there. I think that you could easily have three bays and a fourth space behind that third bay and eliminate that whole double bay. You are asking us to increase more than three vehicles but you are actually asking us to go five vehicles and I think that is excessive and I wouldn't vote for it.

Jeffrey Sauer said last time I said I would vote for it because it wasn't facing the street so I guess I will maintain that position.

Kenneth Jarvinen said I think that it looks pretty good it maintains the character of the house I would vote for it.

Anthony Podesta said I said last time I would vote for this I think it is okay.

Robert Cignetti said I will not vote for this, all you did was take four doors and make two oversized doors if you wanted spaces for four cars you could have it right now with three doors and that long space, so what you are asking for is space for five vehicles, I won't vote for this. Mr. Morin said reading the criteria for the special permit I see that it is in keeping with the neighborhood, other structures in the neighborhood have three stall garages but a four stall garage is not out of character with this neighborhood, and the whole intent of the two doors was to eliminate the four door look. We believe that it is in keeping with the neighborhood and the criteria with regards to size if my client wanted eight stalls I don't see where in the special permit criteria that the amount of garage space is within there it is really the character of the neighborhood from what I saw. If the board could elaborate more on where they see we are not in compliance with the special permit criteria. Mr. Cignetti said you are here because you are only allowed three garage spaces. Because you want more than three garages you need to request a special permit whether it is four or six garages so I don't understand what you mean by criteria. Mr. Morin said there are other properties in town that have four garage spaces, I am looking for where do we not meet the special permit bylaw. Mr. Cignetti said you have heard the board you do not have the votes where would you like to go from here. Mr. Morin said I would like to take this to the end of the meeting.

John Boughner motioned to allow the applicant to take a break and come back at the end of the meeting. Kenneth Scholes seconded. All in favor.

Rebecca Kilborn motioned the board to continue the meeting on this application.

The property owner said if I'm hearing it basically it is the five car garage which is throwing this we are only four, you are saying that five is big hang up. Robert Cignetti said in the past and I am speaking only for myself, when someone wanted a garage big enough for four cars they would make one bay large enough to piggy back two cars and that way they had the three doors but it could accommodate four cars, it seems that you do not want to do that. If you were willing to do that I would not have a problem with it. The property owner said why don't we just raise our hands for the no votes. Mr. Cignetti said that is not how we operate. The property owner said you do know that there are several homes in Danvers with four and five car garages already. Mr. Cignetti said yes and some of them have probably been there for years, so what you are trying to say is there is a precedent, this board does not set precedent it takes each case as an individual.

Kenneth Scholes said I think in keeping with this neighborhood and seeing all of the houses up there either have two or three single car garage doors, you would have that if you went for that and still be able to accommodate four cars so I don't see what the problem is. The home owner said I watched the last meeting and the big hang up was the four garage doors and we changed that. I can only go by what I heard so I went with two that is the feedback that I got from the board. Mr. Scholes said in this neighborhood I like the three doors which affords you four cars. Mr. Cignetti said you want what you want and are not willing to compromise. The homeowner said I listened to the last meeting because I could not attend and you said you hated four garage doors, I changed it to two, I can change off the back of the inside of the, so I would continue the storage area so it would only be four. We are asking for relief on a special permit which I feel that we are entitled to. Mr. Cignetti said we can vote on it and if it does not go through you could take it to court.

John Boughner said I voted in favor of this.

Kenneth Scholes said I am not in favor.

Rebecca Kilborn said I think that whole back can be reduced.

Robert Cignetti said I am not changing my mind and you need at least four votes on this and you've got three against. Would

you like us to vote on this or would you like to continue and redesign your plan and return. The home owner asked about the voting process.

The home owner said I would suggest talking to Town Counsel.

John Boughner said you have options right now you could have us take a vote and if you are denied you could not return to the board for two years, you could withdraw your application and we all go away and you would have to have a compliant garage, or you could ask for a continuance and try to re-work it, or we could vote and you could be denied and you have the right to appeal. The home owner said I would suggest that we vote because it sounds like you are unmovable on this issue and I feel that we have the right to ask for this special permit and we will go all the way with it.

John Boughner motioned to grant the special permit to allow garage space for more than three vehicles in accordance with Table 1 at 21 Bridle Spur Road with the stipulation that landscaping was added;

The municipal water and sewer systems shall not become overloaded by the proposed use.

The public streets shall not become overloaded by proposed use. The value of other land and buildings will not be depreciated by the proposed use.

The specific site is an appropriate location for this use or structures.

The use developed will not adversely affect the neighborhood. There will not be an undue nuisance or serious hazard to vehicles or pedestrians, and adequate and appropriate facilities will be provided to ensure the proper operation of the proposed use.

The proposed use or structure will be in harmony with the general purpose of this bylaw. Kenneth Scholes seconded.

In Favor: John Boughner, Jeffrey Sauer. Opposed: Kenneth Scholes, Robert Cignetti, Rebecca Kilborn. Vote: 2-3.

\*Rebecca Kilborn motioned to adjourn. Kenneth Scholes seconded. All in favor.

**MINUTES**  
**Danvers Board of Appeals**

**#18-4751**  
**May 7, 2018**

Present: Robert Cignetti, Rebecca Kilborn, John Boughner,  
Jeffrey Sauer, Kenneth Scholes, Kenneth Jarvinen,  
Anthony Podesta

Also Present: Building Inspector, Richard Maloney  
Secretary, Marybeth Burak-Condon

**SCOTT AND JENNIFER WEBSTER (#18-4751)** Requesting a variance and a special permit to remove freestanding garage and two season room to construct an addition for an Extended Family Living Area (EFLA) in accordance with Table 2 and Section 9.3 of the Danvers Zoning Bylaws at **31 LAFAYETTE AVENUE**

Jennifer Webster said last time we were here there were concerns about the door on the front so we have put it on the side.

Anthony Podesta said so looking at the plan it looks like you rearranged the kitchen to accommodate the door on the side, and just take me through the shared space on the new addition. Ms. Webster discussed the shared space areas.

Kenneth Jarvinen said any progress with the paper street? Ms. Webster said we are still working on that.

Rebecca Kilborn said I appreciate that you listened to our comments and came back with something else.

Robert Cignetti said the last time you were here we had three issues, the rear setback, the oversized EFLA and the door but you have moved it to the side.

There were no questions or comments from the audience.

Anthony Podesta said the door has been relocated to the side and the size was a little over, I would vote for this.

Kenneth Jarvinen said I too will vote for this.

Jeffrey Sauer said I will vote for this.

Rebecca Kilborn said I will vote for this.

Kenneth Scholes said I will vote for this I think that it looks good.

John Boughner said I too will vote for this, it is a better change for all.

Robert Cignetti said I will vote for this.

John Boughner motioned to grant the variance on the rear setback, the hardship being the location of the building on the property; this condition does not affect other [properties or structures] in the same zoning district; a literal enforcement of the zoning bylaws would involve a substantial hardship to the applicant; and granting this variance will not create a substantial detriment to the public good and will not nullify or substantially derogate from the intent or purpose of the zoning bylaws. Jeffrey Sauer seconded. All in favor.

John Boughner moved to find that the proposed addition increases the nonconformity. Jeffrey Sauer seconded. All in favor.

John Boughner moved to grant the finding for the proposed addition as shown on the plans as it will not be substantially more detrimental than what presenting exists. Kenneth Scholes seconded. All in favor.

John Boughner motioned to grant the special permit for the Extended Family Living Area (EFLA) that exceeds 750 square feet; The municipal water and sewer systems shall not become overloaded by the proposed use.

The public streets shall not become overloaded by proposed use. The value of other land and buildings will not be depreciated by the proposed use.

The specific site is an appropriate location for this use or structures.

The use developed will not adversely affect the neighborhood. There will not be an undue nuisance or serious hazard to vehicles or pedestrians, and adequate and appropriate facilities will be provided to ensure the proper operation of the proposed use.

The proposed use or structure will be in harmony with the general purpose of this bylaw. Kenneth Scholes seconded. All in favor.

**MINUTES**  
**Danvers Board of Appeals**

**#18-4753**  
**May 7, 2018**

Present: Robert Cignetti, Rebecca Kilborn, John Boughner,  
Jeffrey Sauer, Kenneth Scholes, Kenneth Jarvinen,  
Anthony Podesta

Also Present: Building Inspector, Richard Maloney  
Secretary, Marybeth Burak-Condon

**GREGORY J. MAYNARD (#18-4753)** Requesting a variance and a finding to demolish existing dwelling and construct a new single family dwelling in accordance with Section 3.17.1.2.3 of the Danvers Zoning Bylaws at **28 BRENTWOOD CIRCLE**

Mr. Maynard said we have an unusual lot line, we are looking for relief from the setback, the existing house is nonconforming however on the west side I have foundation issues and we are trying to find some more suitable soil. Mr. Cignetti said so you would like to remove the existing house and build a new house closer to the street. Mr. Maynard said yes.

John Boughner said why knock down the house? Mr. Maynard said on the west side the foundation is sinking and I didn't want to invest the money to put an addition on it, my wife loves the neighborhood and wants to stay here. Mr. Boughner said is this a modular home? Mr. Maynard said no. Mr. Boughner asked how long he had been there. Mr. Maynard said about three years. Mr. Boughner said how do you know the foundation is sinking? Mr. Maynard said there are cracks in the living room.

Kenneth Scholes said so he said this was going to be a cul-de-sac and then they made it a circle so this curb cut here that's legit, or it's the actual street where his driveway starts. The Building Inspector discussed the plot plan and the property line. Mr. Scholes said so his driveway goes out into the street. Mr. Maloney said it's a public way but it is not developed and that has happened in other areas of the Town and the Town has given up the rights to that area. Mr. Scholes said what I am saying is how come this isn't his lot line since the cul-de-sac never came to fruition? Mr. Maloney said he could probably do it through Town Meeting it's not an easy process.



Kenneth Scholes said do you have any idea what the area is from the back wall that you are going to start the new building to the wetland? Mr. Maynard said I think it is about 50 plus feet. Mr. Scholes said since you are starting from scratch here you can't bump back a little bit and get away from the 8 foot setback? Mr. Maynard said the issue with that is I could put the house conforming on the lot but the issue then is I would be even closer to the wetlands which the soil back there is what I am trying to get away from. Mr. Scholes said I would rather see it around 12.

Rebecca Kilborn said on this plan the way that it is hand drawn so you are not an engineer so these are approximate dimensions. We usually can rely on a plot plan signed by an engineer but I question the hand drawn dimensions. It seems like a big lot and it seems like it would be better to try and get it back.

Robert Cignetti said I looked at the house I assumed you were going to use the same frontage, I understand the problem that you have with the wetland but it still seems like there is enough land to stay where you are and increase on that.

John Boughner said looking at the current drawing are we saying that the setback now will be 8 feet? Mr. Maynard said yes. Mr. Boughner said it looks like the side setbacks will remain as they are now. Mr. Maynard said 15 on the left and the right would be 19.7.

Robert Cignett said what is the front setback now? Mr. Maynard said 21 feet.

There were no questions or comments from the audience.

John Boughner said when I look at Brentwood Circle I look at the neighbors houses and it looks like the front setback would put you closer to the street more than any other house. With that piece of property now being town property, it was at 21 feet, you are asking for 8, to me if we could get to 15 or somewhere in there, in its current shape I do not think that I would vote for it.

Kenneth Scholes said I agree I think that there is some wiggle room in here the difference in the two side setbacks is you've got 4.7 feet right there you could shift side to side and still

be conforming, and then you would gain on the front setback so I don't think that I will vote for this as it sits.

Rebecca Kilborn said I would agree with John sometimes we split the difference on the setbacks, this is an odd situation it is a 30 foot setback on the front and I think if you could get it at 15 I could be happy.

Jeffrey Sauer said I would be happy at 15 too.

Kenneth Jarvinen said with the foundation problem is it because of the wetlands? Mr. Maynard said I have been told that when they built it they built it on top of that, that's why coming out forward I would have more suitable soil to build on. Mr. Jarvinen said so it looks like you are moving it over 3 feet. Mr. Maynard said my biggest concern is moving the house further back. Mr. Jarvinen said I am good with this.

Anthony Podesta said I would be happier if you had some type of soil analysis done on the property.

Robert Cignetti said I would like to see if you can try to get 15 feet, speak with the engineers, but right now I will not vote for it as presented.

John Boughner said I also would if he comes back to us and it is factual that there is no way that he can move it back and it will just create the same problem then I will vote for it.

John Boughner motioned to allow the applicant to continue to June 4, 2018. Kenneth Scholes seconded. All in favor.

**MINUTES**  
**Danvers Board of Appeals**

**#18-4754**  
**May 7, 2018**

Present: Robert Cignetti, Rebecca Kilborn, John Boughner,  
Jeffrey Sauer, Kenneth Scholes, Kenneth Jarvinen,  
Anthony Podesta

Also Present: Building Inspector, Richard Maloney  
Secretary, Marybeth Burak-Condon

**DAVID BRISBOIS (#18-4754)** Requesting a variance to enlarge a pre-existing nonconforming garage in accordance with Section 7, Table 2 of the Danvers Zoning Bylaws at **52 CHASE STREET**

Rebecca Kilborn read a letter from Laura Carlson, 45 Damon Street stating her disapproval of this application.

Mr. Brisbois said the existing garage we cannot fit a car in it, we are just trying to maximize the space. The garage is pretty much on the property line. Mr. Cignetti said so you have an existing garage but it does not look like it's in good shape. But you want to build a bigger garage and keep the exact same setbacks. Mr. Brisbois said yes.

Anthony Podesta said it looks like the current garage overhangs the property line by 1.5' and the plan is to move it back another half of a foot, and you are planning to put a second floor on the garage, and the plan for that will be storage? Mr. Brisbois said yes.

Kenneth Jarvinen said are you going to cut down the pine tree? Mr. Brisbois said the tree is on the neighbor's lot.

Rebecca Kilborn said right now the garage extends over the property line? Mr. Brisbois said the new plans will bring it back to my side. Ms. Kilborn said the second story you will be able to walk around? Mr. Brisbois said yes.

Kenneth Scholes said how big is the garage now? Mr. Brisbois said 15 X 18. Mr. Scholes said it is going to be a one door garage. Mr. Brisbois said yes.

John Boughner asked what is the current height of the existing garage? Mr. Brisbois said somewhere in the 12-14 feet. Mr. Boughner said the pine tree is going to get trimmed? Mr. Brisbois said I would like to get rid of it all together. Mr. Boughner said it looks like you are going to about 25 X 21. Mr. Brisbois said 24 X 19.

Robert Cignetti said have you considered moving it forward a little bit, a one foot setback is nothing but if you were willing to move it forward a little bit. I can understand the side setback you are pretty much locked in because of the driveway.

#### AUDIENCE COMMENTS

Mr. Duggin said I have an issue with the height, a full second story is what I saw in the plans, I would be in favor of bringing the depth towards the street, but the side it seems like it would be detrimental.

I am the neighbor who wrote the letter where the garage stands right now it is right on the property line so as it stands I would hope that they would look at the bylaws and come up with something different.

Robert Cignetti said of course if he met the setbacks he wouldn't be here.

Anthony Podesta said I see where your lot constrains you if you met the setbacks you would be in the middle of your backyard. I do like that you are removing the whole building off of the property line. The only thing that I am concerned about is the height with the dormers on the side.

Kenneth Jarvinen said I agree with the neighbor it is so close to the property line it is just going to get bigger, she won't be able to look out her window she will just see a wall. So if you were to move it so many feet off of the property line.

Jeffrey Sauer said as this stands I will not vote for it, it is big and out of character and I would also like to see at least a half of a setback. If you are tearing it down you have an opportunity now to come towards conformance.

Rebecca Kilborn said I would like to know how tall, the garage is in tough shape. The owner said if I measured correctly it is 4 feet from the rafters to the top, so 4 more feet than what is there now. Ms. Kilborn said if you tore the garage down you could make four parking spaces in the back, I wouldn't vote for it in its current condition and I think the dormers add way too much depth.

Kenneth Scholes said obviously you want to have a nice new garage and I think that you have an opportunity to gain on that setback in the back and appease the neighbor and get away from the pine tree, I wouldn't vote for it the way it sits now but you have options here.

John Boughner said I do believe that replacing the garage is a good thing for the neighborhood but as the rest of the board said by easing it off of the rear setback I think you have a little opportunity here. Do I need to see you halfway no but a couple of feet out would be okay with me, I don't have a problem with the size I still think it's a very small garage and they need it. I would vote in favor.

Robert Cignetti said I would not vote for this particularly for the rear setback, I am not crazy about the side setback and I think the dormers makes it too big.

John Boughner motioned to allow the applicant to continue to May 21, 2018. Kenneth Scholes seconded. All in favor.

**MINUTES**  
**Danvers Board of Appeals**

**#18-4755**  
**May 7, 2018**

Present: Robert Cignetti, Rebecca Kilborn, John Boughner,  
Jeffrey Sauer, Kenneth Scholes, Kenneth Jarvinen,  
Anthony Podesta

Also Present: Building Inspector, Richard Maloney  
Secretary, Marybeth Burak-Condon

**MICHAEL HUSTON (#18-4755)** Requesting a finding to erect an addition to a nonconforming structure in accordance with Section 3.11 of the Danvers Zoning Bylaws at **22 CLARK STREET**

Michael Huston said the main purpose of this addition is to replace a stairway at the back of the house, there is an outdoor fire escape that goes to the second floor and I would like to just bring that out a little bit and make it better. The setback is five and a half feet, that won't change. Robert Cignetti said your house is nine inches, and you are not going into the nine inches.

John Boughner said so he is here because it is already nonconforming and that is why he needs a finding? Mr. Maloney said he is not more than 50% of the required setback and actually fire escapes are illegal if you have it you can maintain it but we do not allow them to be installed. From a life safety standpoint this is a much better situation.

Kenneth Scholes said this is a two family so is this a common stairwell for both sides? Mr. Huston said the part that we are adding on will be to the second and third floor, so it's coming from the first floor you come into the back door you go up a set of stairs and the first floor apartment is right in front of you. There is a set of stairs that go up to the second and third floors.

Kenneth Jarvinen said so the west elevation you are not encroaching any more just going up.

Anthony Podesta said so I am looking at the proposed north elevation it looks like a dormer is being added to the roofline.

Mr. Huston said so when it comes up there is going to be a dormer there.

There were no questions or comments from the audience.

John Boughner said you are bringing it into a safer place so I would vote for this.

All members were in favor of this application.

Kenneth Scholes moved to find that the proposed addition as shown on the plans increases the nonconformity. John Boughner seconded. All in favor.

Kenneth Scholes moved to grant the finding to erect an addition to a nonconforming structure as shown on the plans as it will not be substantially more detrimental than what presently exists. John Boughner seconded. All in favor.

**MINUTES**  
**Danvers Board of Appeals**

**#18-4756**  
**May 7, 2018**

Present: Robert Cignetti, Rebecca Kilborn, John Boughner,  
Jeffrey Sauer, Kenneth Scholes, Kenneth Jarvinen,  
Anthony Podesta

Also Present: Building Inspector, Richard Maloney  
Secretary, Marybeth Burak-Condon

**KEVIN AND KIMBERLY BENSON (#18-4756)** Requesting a special permit to construct an addition for an Extended Family Area (EFLA) on a nonconforming lot, and a finding for an addition to a nonconforming structure in accordance with Section 9.3.2 and Section 3.11.1 (a & b) of the Danvers Zoning Bylaws at **9 ESSEX STREET**

Mr. Benson said we would like to extend the house to accommodate my parents and our family and build an Extended Family Living Area. Ms. Benson said we have three children and one is disabled, the house is nonconforming and we are asking for an oversized EFLA. The architect said the homeowners are elderly and want to stay in their home. We are proposing to open up the back wall off of the living room and build an Extended Family Living Area. They will be using the original kitchen and we are trying to keep their same routine. Their bedroom right now is up a flight of stairs and it would be better to get them on the ground floor. We would like to include a stair to get up to the bedrooms upstairs. Most of the addition is inside the existing footprint and in back of the existing single family home. The footprint of the house is 750 square feet and so we would be adding the first floor and the second floor and there is access to an existing attic that would be used as a bedroom or family room. Robert Cignetti said would the second floor on the EFLA be accessed through the main house.

John Boughner said so it is a full foundation and that will be a finished basement? Mr. Benson said probably not because we don't have a garage so we will need storage. Mr. Boughner said so one of the criteria's on the EFLA is shared areas. Ms. Benson said on the existing front stair and the back stair but you can do a loop throughout the whole space. Mr. Boughner said



I look at this as 750 times two. With a full foundation and first floor and a second floor I look at this like you are adding a whole townhouse to the back of the house. So you are saying there is going to be two kitchens? Ms. Benson said a smaller kitchen and mostly for the adult children. Mr. Boughner said there is a set of stairs on the proposed EFLA that will go from the first floor of the EFLA to the second floor, I am confused though are we calling the second floor part of the EFLA or are we calling it an addition to the existing house? Usually we get a narrative with the application, so what you are asking for to me is an EFLA on the first floor and an addition on the second floor because otherwise you are asking for a 1500 square foot EFLA. Mr. Maloney said it is all intertwined, if you took the second kitchen out because it looks like everything is shared so now we are just looking for a finding. As it looks right now you could go up either set of stairs. Mr. Boughner said so are there any other shared areas of the building talking about first floor only. Mr. Maloney said the living rooms are open to each other.

Kenneth Scholes said the EFLA is on the first floor of the new addition and only really has access to the main house in the front not up to the second floor. The applicants said yes.

Rebecca Kilborn said typically the architect works with the building department before it comes in front of this board and I feel that this application is not sufficient for us to make a decision on this. We usually have an EFLA that is hashed out exactly where it's going to be and how it's going to flow with the house, exactly what the square footage is. Mr. Maloney said we met and we did talk, I think that the confusing part is that it is all open, usually we have the in-law and the house and a shared area, you can do a loop around both floors.

Jeffrey Sauer said I am in the same boat as Becky I don't understand what we are calling this.

Kenneth Jarvinen said I agree with the other members.

Anthony Podesta said I have it in my notes is this an addition or an EFLA.

Robert Cignetti said when you made your presentation you said you wanted to keep the parents on the first floor and the kids upstairs on the second floor, so why do you need a stairway from

the first floor to the second floor, the kids have access from the other house. Mr. Benson said that stairway is closer to their bedroom. They discussed the floor plans further. Mr. Cignetti said I am assuming that the EFLA is where your parents are going to live and above the EFLA is where your kids are going to live as part of your house not a separate unit. So what I am trying to do is put the EFLA as a separate unit and that would be the addition to the house but when you add the stairs it all becomes one piece and doubles the size of the EFLA. Mr. Benson said so if I just called this an addition instead of an EFLA. Mr. Cignetti said you couldn't have a kitchen. They discussed other options to the floor plans.

There were no questions or comments from the audience.

John Boughner said I feel that this application is asking for two different things and it is not clear to me so I could not vote for it in its current form.

Kenneth Scholes said I agree.

Rebecca Kilborn said I agree.

Jeffrey Sauer said I agree.

Kenneth Jarvinen said I agree.

Anthony Podesta said I agree also.

Robert Cignetti said I agree also.

John Boughner motioned to allow the applicant to continue to May 21, 2018. Kenneth Scholes seconded. All in favor.