

The Commonwealth of Massachusetts
AMESBURY
BOARD OF APPEALS

January 25, 2024

NOTICE OF FINDING

Conditional or Limited Variance or Special Permit
(Amesbury Zoning Bylaw Section 6 as amended)

Notice is hereby given that a Conditional or Limited Variance or Special Permit has been granted

To: David & Victoria Sherwood

Address: 66B Lake Attitash Rd.

Owner or Petitioner

City or Town: Amesbury, MA 01913

66B Lake Attitash Rd.
Identify land affected

By the City of AMESBURY, Zoning Board of Appeals affecting the rights of the owner with respect to the use of premises on:

66B Lake Attitash Rd.

Amesbury

Street

City/Town

The record title standing in the name of

David & Victoria Sherwood

Whose address is 66B Lake Attitash Rd. Amesbury MA

Street

City/Town

State

Be a deed duly recorded in the Essex County Registry of Deeds in Book: 41737 Page: 037

Registry District of the Land Court, Certificate No: _____ Book: _____ Page: _____

The decision of said Board is on file with the papers in Decision or Case No: ZBAS-23-7

In the office of the City Clerk, Amesbury.

Signed this _____ day of _____

Board of Appeals: *L. A. McQuinn*
Chairman

Board of Appeals: _____
Clerk

Received and entered with the Register of Deeds in the County of Essex, Book _____ Page _____

APPROVED: January 25, 2024

Attest: _____

EXPIRES: **2 years** January 25, 2026

Special Permit / Finding to add 2nd floor and expand rear deck.



Amesbury

Zoning Board of Appeals
39 South Hunt Road
Amesbury, MA 01913

66B LAKE ATTITASH, AMESBURY

FINDING – APPROVED

FINDING AND DECISION

Application of **David & Victoria Sherwood**, for a **SPECIAL PERMIT/FINDING** under Amesbury Zoning Bylaws Section IX.B to enable them to alter a pre-existing non-conforming parcel within an R-20 Zoning District, add a 2nd floor and enlarge the rear deck. The property is located at 66B Lake Attitash Rd., Amesbury MA in an R-20 zoning district, (map 59, lot 16) according to the Assessor's database.

Procedural History

1. Application for Special Permit/Finding to alter a pre-existing non-conforming parcel, add a 2nd floor and enlarge the rear deck. The property is located at 66B Lake Attitash Rd. Section IX.B of the Amesbury Zoning Bylaws was made by the above-referenced Applicant/Owner and filed with the Zoning Board of Appeals on December 21, 2023.
2. A public hearing on the application was held on January 25, 2024.
3. The application was accompanied by the Assessor Record (Map 59, Lot 16), certified list of abutters, Quitclaim Deed (BK: 41737, PG: 037), existing and proposed plot plans, and building plans.
5. The plans and other submission material were reviewed by the Zoning Board of Appeals. Throughout its deliberations, the Zoning Board of Appeals has been mindful of the statements of the applicant, and the comments of the public, all as made at the public hearing.

Findings

1. The subject property is located at 66b Lake Attitash Road, Amesbury, MA.
2. The property is located in an R-20 Zoning District. The current use at the subject property is a pre-existing, non-conforming use, and therefore a Finding is required under Amesbury Zoning Bylaws Section VI.F.12 and Section IX.B, Non-confirming Uses, Structures, and Lots.

Decision

In view of the foregoing, the Zoning Board of Appeals hereby considers the Applicant's proposal to add a 2nd floor and enlarge the rear deck on the existing structure. The existing single-family home/lot is a pre-existing, non-conforming structure. If allowed it would be less detrimental from the existing use and will not create a new nonconformity, all of which are stated purposes and intent of the Amesbury Zoning Bylaws.

Record of Vote

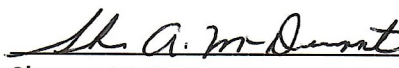
Based on its findings the Board voted 4 to 0 and APPROVED the SPECIAL PERMIT/FINDING as requested.

Board members considering and voting on the application were:

<u>Name</u>	<u>Vote</u>
Sharon McDermot	Yes
Donna Collins	Yes
David Haraske	Yes
Charles Basler	Yes

The undersigned certifies that the copies of this decision (and plans referred to above) have been filed with the City Clerk. Any Appeal of this decision shall be made pursuant to Section 17 of the Zoning Act (M.G.L. Chapter 40A) and must be filed within twenty (20) days after the Notice of Decision is filed with the City Clerk.

AMESBURY ZONING BOARD OF APPEALS



Sharon McDermot
CHAIR

1/30/24
DATE



Amesbury

Zoning Board of Appeals
39 South Hunt Road
Amesbury, MA 01913

January 29, 2024

Mr. & Mrs. David Sherwood
28 Emery St.
Merrimac, MA 01860

Dear Mr. & Mrs. Sherwood:

At a public hearing held on January 25, 2024 the Zoning Board of Appeals APPROVED your Special Permit/Finding to create add a 2nd floor and enlarge your rear deck.

This Special Permit/Finding has been APPROVED under Section 10, Chapter 40A, General Laws of Massachusetts. Any appeal shall be made pursuant to Section 17, Chapter 40A, General Laws of Massachusetts, and shall be filed within twenty (20) days after the filing date of such notice in the office of the city or town clerk.

It is your responsibility to file this Decision with the Registry of Deeds. Forms may be obtained from the City Clerk's office 21 DAYS FROM THE DATE STAMP ON THE DECISION FILED IN THE CLERK'S OFFICE. A copy of this registration must be returned to the Building Inspector's office.

Please feel free to call with any questions or concerns.

Respectfully,

Donna Lickteig,
Adm. Asst.



Amesbury

Zoning Board of Appeals
39 South Hunt Road
Amesbury MA 01913

January 29, 2024

RE: 66B Lake Attitash Rd.
Amesbury, MA 01913

Dear Abutter:

At a public hearing held on January 25, 2024 the Board of Appeals **APPROVED A SPECIAL PERMIT / FINDING** for the above-mentioned property add a 2nd floor and expand the rear deck under Section 10, Chapter 40A, General Laws of Massachusetts.

Any appeal shall be made pursuant to Section 17, Chapter 40A, General Laws of Massachusetts, and shall be filed within twenty (20) days after the filing date of such notice in the office of the city clerk.

Respectfully,

Donna Lickteig,
Adm. Asst.

Approved.
1/25/24



AMESBURY
INSPECTIONAL SERVICES

RECEIVED
CITY CLERK

2023 DEC 21 P 4:10

CITY OF AMESBURY, MA

AMESBURY ZONING BOARD OF APPEALS APPLICATION FOR SPECIAL PERMIT / FINDING

Filing Fee: \$200.00 plus abutter notification postage @ \$1.16/per abutter

The following documents are required to complete this application:

- ☒ **A certified list of abutters** and parties in interest (issued from the Assessor's Office).
- ☐ A **letter of denial** issued from the Inspectional Services Dept. if applicable.
- ☒ **Deed** or other that demonstrates the applicant holds a vested non-contingent interest in the property.
- ☒ Attach a **Certified Plot Plan** that describes, in detail, the following:
 1. The location of all existing buildings, structures, driveways, or similar manmade improvements to the proposed property;
 2. The dimensions of all the existing building, structures, driveways, or similar manmade improvements to the proposed property;
 3. The dimensions of the proposed property, i.e.; area, boundaries, front/rear/side yard setbacks;
 4. The location and dimensions of proposed buildings, additions, or structures;
 5. The location and dimensions of any private ways, easements, or right of ways that abut the subject property;
 6. The location and dimensions of any private ways, easements, or right of ways that cross the subject property;
 7. A scale of measurements in the lower right-hand corner of the plan;
 8. Also, the lower right-hand corner the address of the property and the Applicant's name, and if different the property owner's name;
 9. The name of the person or entity preparing the plan; and the other pertinent information, locations, or dimensions.

In the event the Applicant has appeared before any other City Board, Commission, or Authority (either directly or indirectly) in connection with a petition for Variance, application for Special Permit/Finding, or Notice of Appeal pending before the Board, the Applicant shall disclose such appearance. The Applicant shall include the petition for Special Permit/Finding, any Decision, Order, or similar Determination as issued from the other City Board, Commission or Authority.

Please be advised if the application for Special Permit is submitted with incomplete information or is not filled out completely, the Zoning Board of Appeals reserve the right to dismiss, without prejudice.

Vinny Tirone, Director

Municipal Development Center • 39 South Hunt Road • Amesbury, MA 01913
P (978) 300-8151 • tironev@amesburyma.gov

MAKE HISTORY HERE



AMESBURY

INSPECTIONAL SERVICES

AMESBURY ZONING BOARD OF APPEALS APPLICATION FOR SPECIAL PERMIT / FINDING

Filing Fee: \$200.00 plus abutter notification postage @ \$1.16/per abutter

1. Name of Applicant: David Sherwood & Victoria Sherwood
2. Applicant's Address: 28 Emery Street, Merrimac, MA 01860
3. Applicant's Phone Number: 978 265-7127
4. Applicant's Email: sherwood66@comcast.net
5. Name of Property Owner: David Sherwood & Victoria Sherwood
6. Address of Property Owner: 28 Emery Street, Merrimac, MA 01860
7. Address of Subject Property: 66B Lake Attitash Road, Amesbury, MA
8. Precinct: (Voting District) 5
9. For what purpose do you request the special permit:
Add a second floor to the existing single family home and enlarge the rear deck

10. Provision(s) of the Zoning By-laws which relates to the requested Special Permit. Please cite the Article & Section: Section IX B
11. Has a Variance, Special Permit, and/or Finding ever been requested of the Property: No
If Yes:
a. Date approved or denied: _____
b. Name of previous owner/applicant: _____
c. Attach a copy of decision and any pertaining information.
12. Has the applicant, or representative for the applicant appeared before any City Board, Agency, Commission, or other Authority (either directly or indirectly) on connection with the proposed Special Permit/Finding: No _____
If Yes:
a. Date of appearance: _____
b. Name of Owner/Applicant: _____
c. Name of Board, Commission, or Authority: _____



13. Property Characteristics:

- a. Square Footage of Area Existing: 4,125 sq. ft. Proposed: 4,125 sq. ft.
- b. Frontage Existing: 34.1' Proposed: 34.1'
- c. Zoning District: R-20
- d. Dimensional Requirements:
- | | |
|--|------------------------|
| i. Front: Existing: <u>33.9'</u> | Proposed: <u>33.9'</u> |
| ii. Rear: Existing: <u>34.5'</u> | Proposed: <u>28.8'</u> |
| iii. Left Side Existing: <u>8.8'</u> | Proposed: <u>8.4'</u> |
| iv. Right Side Existing: <u>3.2'</u> | Proposed: <u>2.8'</u> |
| v. Height: Existing: <u>17.0'</u> | Proposed: <u>30.5'</u> |
| vi. Stories: Existing: <u>1</u> | Proposed: <u>2</u> |
| vii. Building Area: Existing: <u>24.3%</u> | Proposed: <u>24.3%</u> |
| viii. Open Space: Existing: <u>44.7%</u> | Proposed: <u>54.9%</u> |
- e. Present use of Property:
Single Family Residential

14. If the Special Permit relates to a proposed home occupation, provide the following information: (please refer to Sec. II – Definitions, and Section XI-F - Home Occupations)

- Is the proposed home use customary within the City of Amesbury? Describe fully:

- Is the proposed use of property something other than any of the following prohibited uses: Beauty Parlor, Barber Shop, Clinic, Bakery, Gift Shop, Tea Room, Tourist Home, Animal Hospital, or Kennel:

- Where, in the home will the proposed home use be carried out:



- Will the proposed home use be carried out within the principal building: No —
- Will the proposed home use be carried out within a multi-family dwelling: No —
- Describe all sources of parking that may be utilized in connection with the proposed home use:

- State the hours of operation of the proposed home use:

- State the anticipated average number of customers, clients, patients, people, or entities that shall utilize the services offered by the proposed home use during hours of operation on a daily basis: _____
- Describe, explain and itemize any materials, chemicals, or inventory to be utilized by the proposed home use:

- State whether the proposed home use requires any license, action, decision, application, consideration, or other formal or informal review from any federal, state, or municipal board, agency, commission, authority, or similar organization:

- Will there be more than one non-resident employee in connection with the proposed home use:



15. In the event the Special Permit relates to a proposed alteration, modification, extension, or change to a pre-existing non-conforming use or structure, provide the following information.

- The current pre-existing non-conforming use or structure:

The existing lot does not meet the frontage open space or area requirements. The existing structure does not comply with the front, side, and rear yard requirements.

- Provide proof that the current pre-existing non-conforming use or structure is a legal non-conforming use or structure:

According to the records in the Amesbury Assessor's office, the existing structure was built in 1900. According to the attached recorded plan, the lot was created in 1956.

- Describe the proposed alteration, modification, extension, or change to a pre-existing non-conforming use or structure:

Addition of a second story and enlargement of the existing rear deck.

- State whether the current pre-existing non-conforming use or structure is located in a residential zoning district:

It is located in the R-20 Zoning District.

- Describe whether the proposed change will be different from the current use/structure:

The use will remain the same but the house and deck will both be enlarged.



- Indicate, if applicable, whether the current pre-existing non-conforming use or structure had been abandoned or not used for two (2) or more years:

It has not been abandoned.

- Describe in detail any anticipated impact or effect upon the surrounding neighborhood that would result if the proposed Special Permit were to be allowed:

The applicant does not anticipate any impact on the surrounding neighborhood. The existing structure sits below the elevation of the street so the addition of a second story should have no measurable impact.

- Indicate whether the proposed alteration, modification, extension, or change relates to billboards, signs, or other advertising subject to M.G.L. Ch. 93, 29-33 and/or M.G.L. Ch. 93D:

It does not.

- Indicate whether the proposed alteration, modification, extension, or change relates to adult bookstores, adult motion picture theaters, adult paraphernalia shops, or adult video stores subject to M.G.L. Ch. 40A, 9A:

It does not.

16. Describe why the applicant believes that there would be no loss/or damage to the public good if the Special Permit were to be granted:

The proposed addition of a second story and the enlargement of the existing deck will not create any new non-conformities.



17. Describe why the applicant believes if the Special permit were to be granted, that neither the intent nor the purpose of the By-laws would adversely impacted:

The Code contemplates the modification of pre-existing nonconforming structures. The
applicant's proposal is merely to add a second story on the existing structure with no change
to the footprint. The enlarged deck is in the rear, on the lake side, of the house and will replace
an existing non-conforming deck.

Michael Capelle Atty for
Signature of Applicant

12-21-23
Date



Building, Plumbing, Gas, Electric, Zoning, & Health

January 4, 2024

To: Atty. Paul Gagliardi

From: Vinny Tirone, Dir. of Insp. Services

Re: Denial letter

Please be advised that pursuant to Amesbury Zoning Ordinance Section IX B, a permit to alter or re-construct cannot be issued by this office without making application to the Zoning Board of Appeals. A Special Permit/Finding would be required in order for your clients to advance with their proposed project.

Please make application for the property located at 66B Lake Attitash Rd, Amesbury, located within the R-20 zoning district. If you require additional information, please feel free to reach out to our office.

Respectfully



Vin

Vinny Tirone, Director
Municipal Development Center • 39 South Hunt Road • Amesbury, MA 01913
P (978) 300-8151 • tironev@amesburyma.gov

MAKE HISTORY HERE



SO.ESSEX #137 Bk:41737 Pg:037
08/30/2023 11:27 AM DEED Pg 1/4
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 08/30/2023 11:27 AM
ID: 1587831 Doc# 20230830001370
Fee: \$1,778.40 Cons: \$390,000.00

QUITCLAIM DEED

Christine Kuzmitski, an unmarried person of Newton, New Hampshire and Paul
A. Akscyn, an unmarried person of Houston, Texas,

in consideration of Three Hundred Ninety Thousand Dollars (\$390,000.00) paid

grant to David Sherwood and Victoria Sherwood, husband and wife as tenants by the
entirety, of 28 Emery Street, Merrimac, Massachusetts

with QUITCLAIM COVENANTS

The land in Amesbury, Essex County, Commonwealth of Massachusetts, with the
buildings thereon, and being bounded and described as follows:

Beginning at the Northwesterly corner thereof at an iron pin at Lake Attitash and
land of Brown; thence running

NORTHEASTERLY by land of said Brown 65.6 feet to an iron pin; thence running
more

NORTHEASTERLY by land of said Brown 61.82 feet to an iron pin at a private way;
thence running on the same course 11 feet to an iron pin and the
center line of said private way; thence running

SOUTHEASTERLY by the center line of said private way 34.8 feet to the center line of
another private way; thence running

SOUTHWESTERLY by the center line of the last mentioned private way 10.88 feet to an
iron pin; thence running on the same course by the center line of
said last mentioned private way 121.04 feet to said Lake Attitash;
thence running

Property Address: 66B Lake Attitash Road, Amesbury, MA

NORTHWESTERLY by said Lake Attitash 7.5 feet to an iron pin; and thence running still more

NORTHWESTERLY by said Lake Attitash 21.73 feet to an iron pin at land of Brown and the point of beginning.

Being part of Lot No. 2 on Plan of Land in Amesbury, Mass., as subdivided by Ida Tuxbury dated October 1948, Clinton F. Goodwin, Eng., which plan has been recorded with Essex South Deeds, Book 75 Plan 52 and being Lot "B" as shown on the Plan of subdivision of said Lot No. 2 recorded in Book 4344, Page 324, and titled, "Plan showing "LOT 2" of "Plan of land in Amesbury, Mass. as subdivided by Ida Tuxbury, October 1948, Clinton F. Goodwin, Eng. Of Blanche Gale to be divided as shown on this plan "A+ B" ", A. R. Reed, Surveyor, dated October 8, 1956. Together with the right to use all of the private ways shown on the plan first above mentioned to reach other ways and streets and to reach Lake Attitash.

This conveyance is made subject to the rights of all others who have the right to use the private ways shown on said Plan first above mentioned, and subject to the reservations contained in the deed of said premises from Ida B. Tuxbury to J. Harrison Gale, dated October 18, 1946 and recorded with Essex South Deeds, Book 3485, Page 71.

Subject to an Order of Taking by the Town of Amesbury recorded with the Essex South District Registry of Deeds in Book 7697 Page 531.

Subject to and with the benefit of Orders of Conditions from Amesbury Conservation Commission recorded with said Registry in Book 37594 Page 267 and Book 39775 Page 29.

Anthony F. Akscyn died on June 27, 2007. See Essex Probate and Family Court Docket # 0782388VE1.

Being the same premises conveyed to the grantors by deed dated August 26, 2006 recorded in Essex South Registry of Deeds Book 26036, Page 570.

Grantors, being unmarried, hereby release and terminate any and all rights of homestead in and to the premises conveyed herein as set forth in the M.G.L. Chapter 188 and state under the pains and penalties of perjury that there are no other person or persons entitled to protection of the Homestead Act.

[Signature Pages to follow]

IN WITNESS WHEREOF, I hereunto set my hand and seal this 23rd day of August, 2023


Christine Kuzmitski

COMMONWEALTH OF MASSACHUSETTS

Essex, SS

On this 23rd day of August 2023 before me, the undersigned notary public, personally appeared Christine Kuzmitski, proved to me through satisfactory evidence of identification, which was a drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



SAMUEL J. CONCEMI
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 14, 2026


Name: SAMUEL J. CONCEMI
Notary Public
My Commission Expires: 8-14-26
{Notary Seal}

IN WITNESS WHEREOF, I hereunto set my hand and seal this 23 day
of August, 2023

Paul A. Akscyn
Paul A. Akscyn

Witness:

CLINT MCKEE
Witness signature

CLINT MCKEE
Print witness name

2003 MILLHOUSE RD
Witness Address

77073

HOUSTON TX

Witness:

KAYLAN PERZ
Witness signature

KAYLAN PERZ
Print witness name

1337 W 43rd St. HOUSTON,
Witness Address

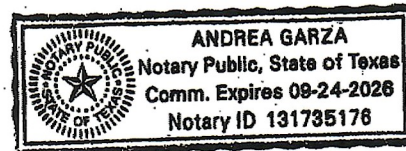
TX 77018

STATE OF TEXAS

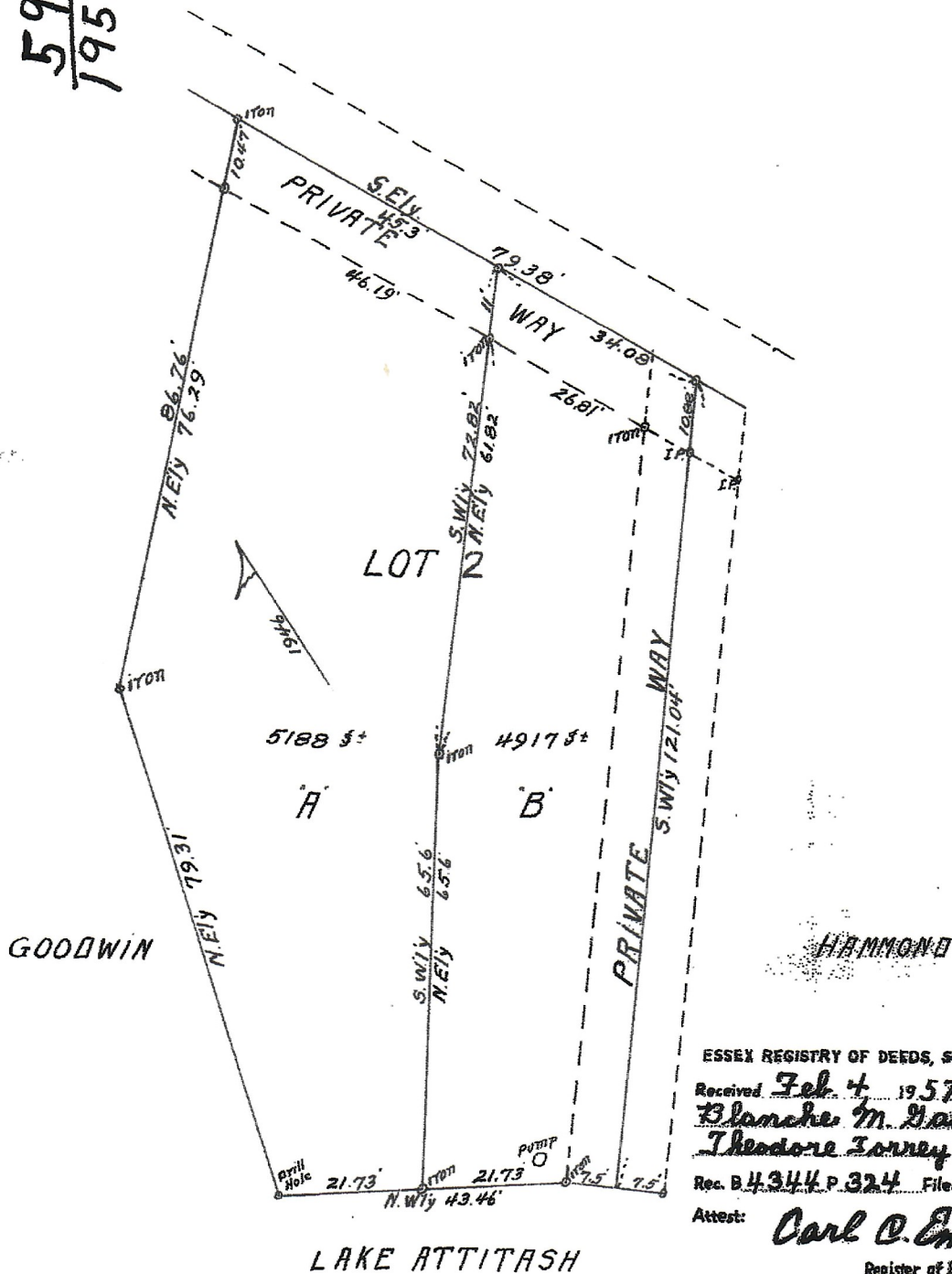
County of HARRIS

On this 23rd day of August 2023 before me, the undersigned notary public, personally appeared Paul A. Akscyn, proved to me through satisfactory evidence of identification, which was a drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Andrea Garza
Notary Public, State of Texas
My Commission Expires:
{Seal}



59
1957



ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS.

Received Feb. 4 1957 with Deed:
Blanche M. Gale to
Theodore Torrey, Jr.

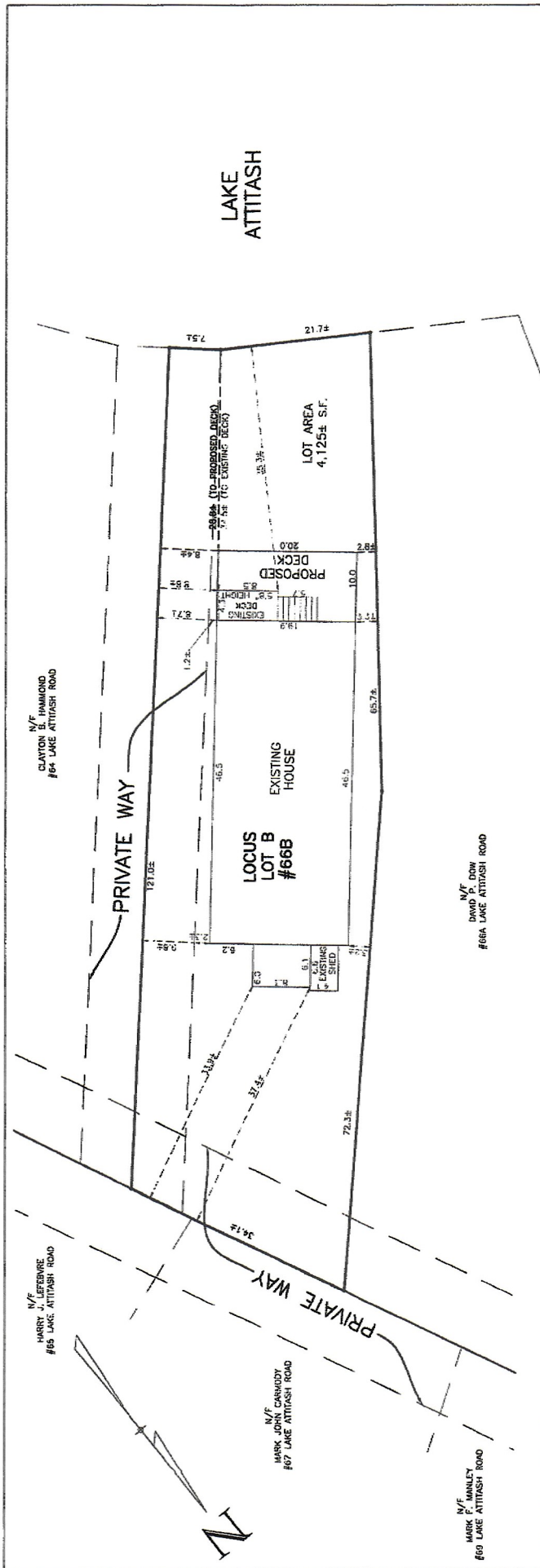
Rec. B 4344 P. 324 Filed as No. 59 1957

Attest: Carl O. Emery
Register of Deeds

Plan showing "Lot 2" of "Plan of Land in Amesbury, Mass.,
as sub-divided by Ida Tuxbury, Oct. 1946 Clinton F. Goodwin, Eng.,
of Blanche Gale, to be divided as shown on this plan, A + B"

Oct 8, 1956
Scale
A. P. Reed, Surveyor
107 Friend St.
Amesbury, Mass.
one inch

20'



PROPOSED PLOT PLAN IN AMESBURY, MA

SCALE: 1" = 10' DATE: DECEMBER 19, 2023

#66B LAKE ATTITASH ROAD



SHEET 1 OF 2



PROPOSED:

4,125± S.F.
34.1± FEET
54.9%
30.5± FEET
24.3%
33.9± FEET
28.8± FEET
8.5 FEET

EXISTING:

4,125± S.F.
34.1± FEET
44.7%
17.0± FEET*
24.3%
33.9± FEET
3.2± FEET
34.5± FEET
5.67 FEET

NOTES:

*EXISTING BUILDING HEIGHT PROVIDED BY OWNER

APPLICANT & OWNER:

DAVID AND VICTORIA SHERWOOD

DEED REFERENCE:

BOOK 41737 PAGE 37
RECORDED AT THE ESSEX SOUTH REGISTRY OF DEEDS

PLAN REFERENCES:

PLAN BOOK 75 PLAN 52

ASSESSORS' MAP REFERENCE:

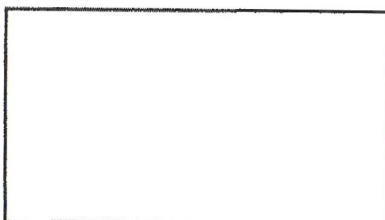
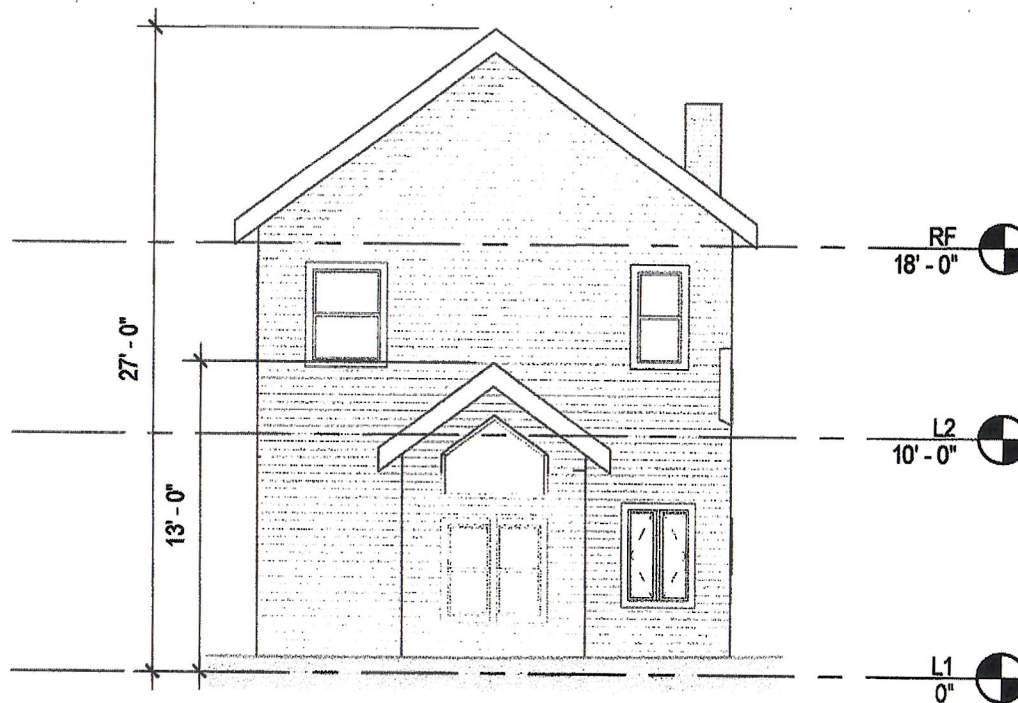
MAP 59 LOT 16

ZONING DISTRICT: R-20

MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT FRONTAGE: 125 FEET
MINIMUM OPEN SPACE: 50%
MAX. HEIGHT: 35 FEET
MAX. BUILDING AREA %: 20%
FRONT YARD SETBACK: 40 FEET
SIDE YARD SETBACK: 20 FEET
REAR YARD SETBACK: 40 FEET
DECK HEIGHT

NOTES:

1. TOPOGRAPHIC FEATURES SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY WILLIAMS & SPARAGES LLC ON JUNE 15, 2018 AND NOVEMBER 2, 2023.



LAKEHOUSE

66 Attitash Rd
Amesbury, MA | 01913

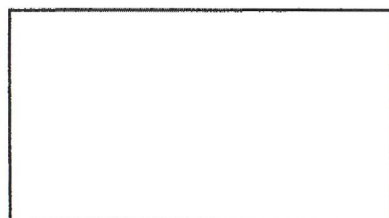
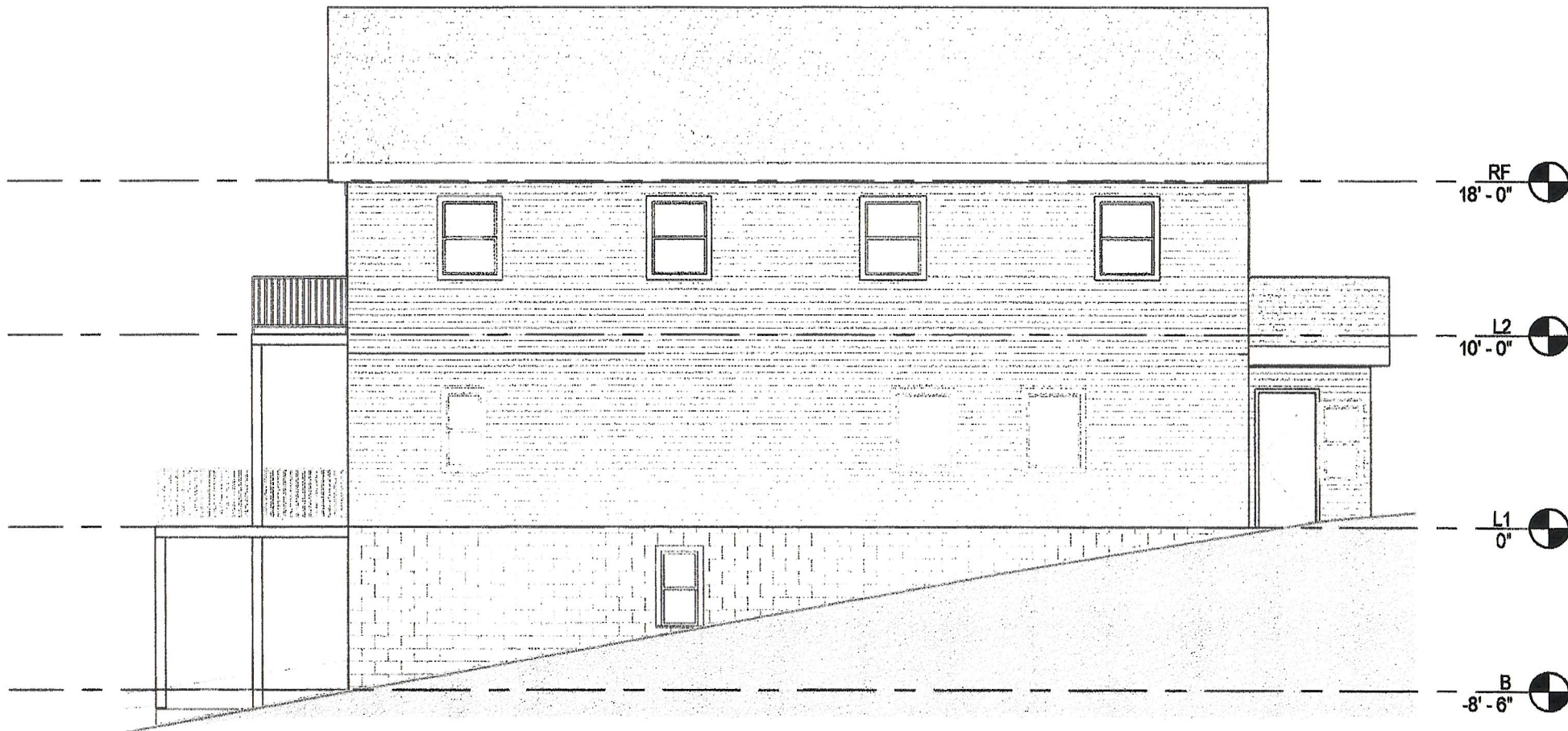


North Elevation

COPIES		DATE	
		09/05/23	
TITLE PROJ #		SCALE	
	0000	1/8" = 1'-0"	

SKETCH NUMBER

A3.02



LAKEHOUSE
66 Attitash Rd
Amesbury, MA | 01913

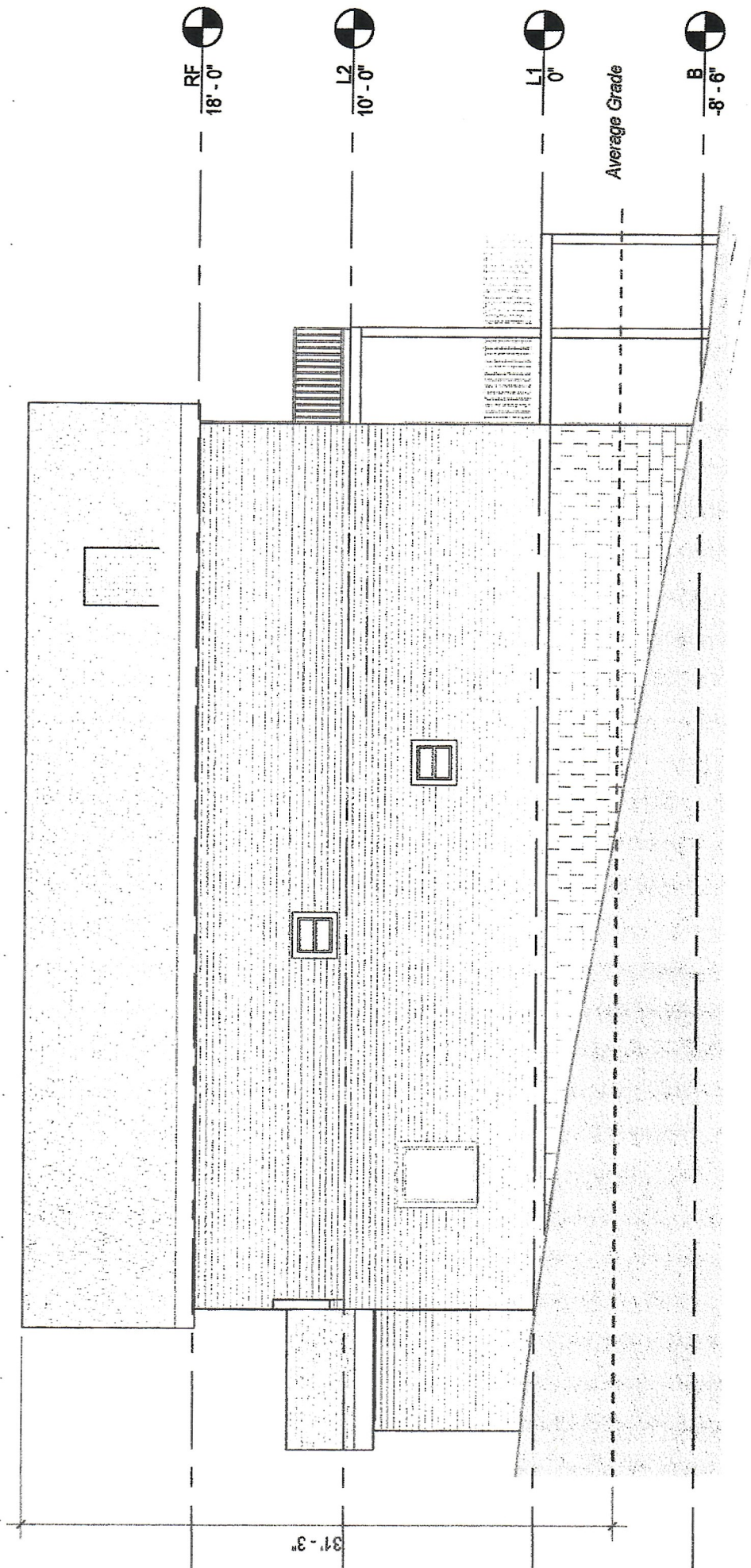


West Elevation

MODIFY	USER/PROJ #
DATE	SCALE
09/05/23	1/8" = 1'-0"

A3.03

DKR/HAKKAR

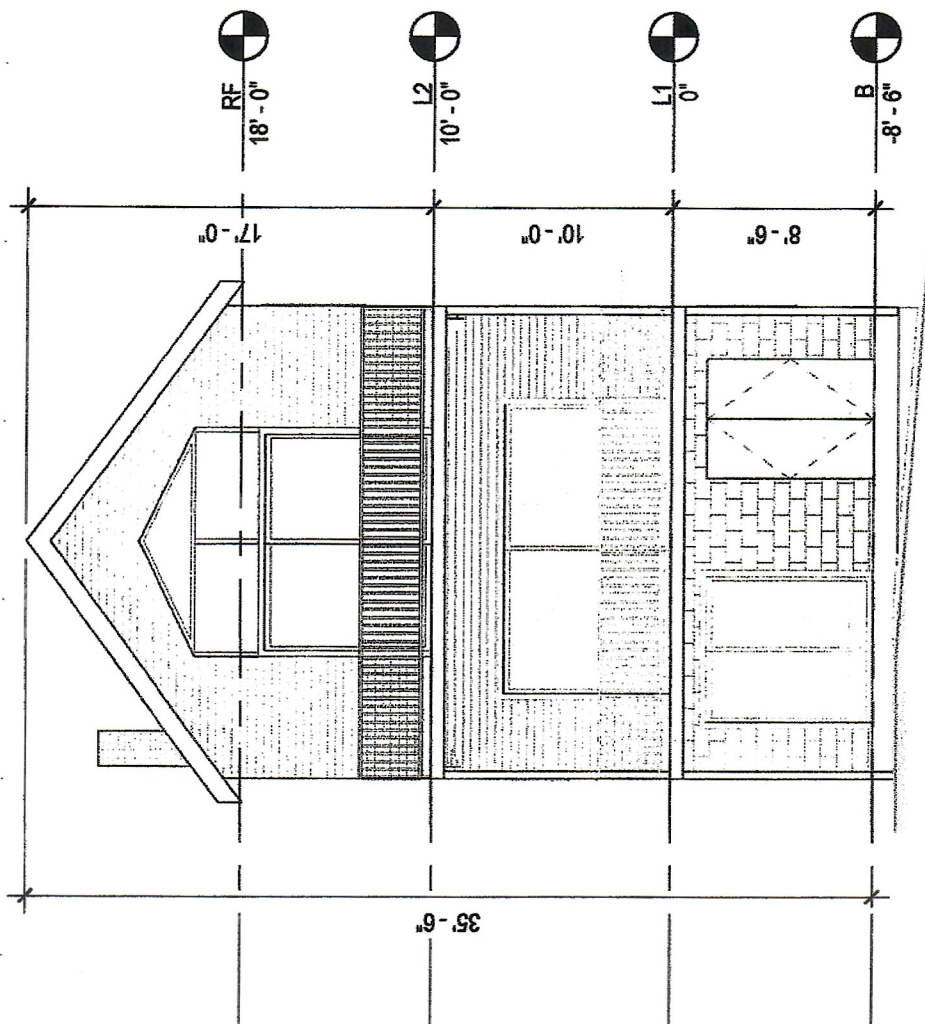


SHEET NUMBER
A3.01

THE		DATE	
East Elevation		0000	
REVISED	DATE	BY	SCALE
09/05/23			1/8" = 1'-0"

LAKEHOUSE
66 Attitash Rd
Amesbury, MA | 01913



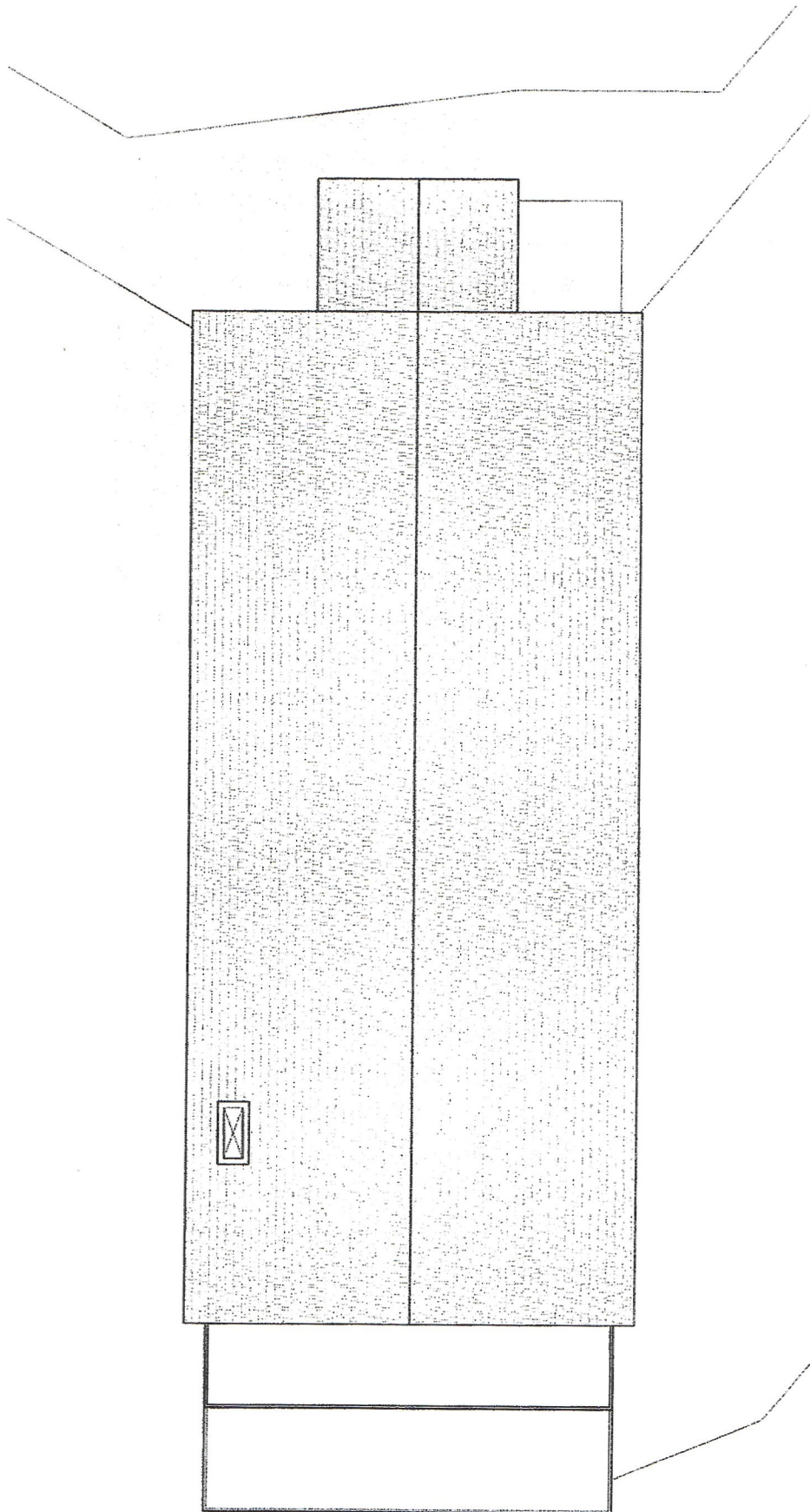


DATE
 A3.04

TITLE
 South Elevation

DATE	SCALE
09/05/23	1/8" = 1'-0"

LAKEHOUSE
 66 Attitash Rd
 Amesbury, MA | 01913



LAKEHOUSE

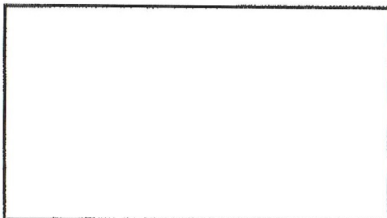
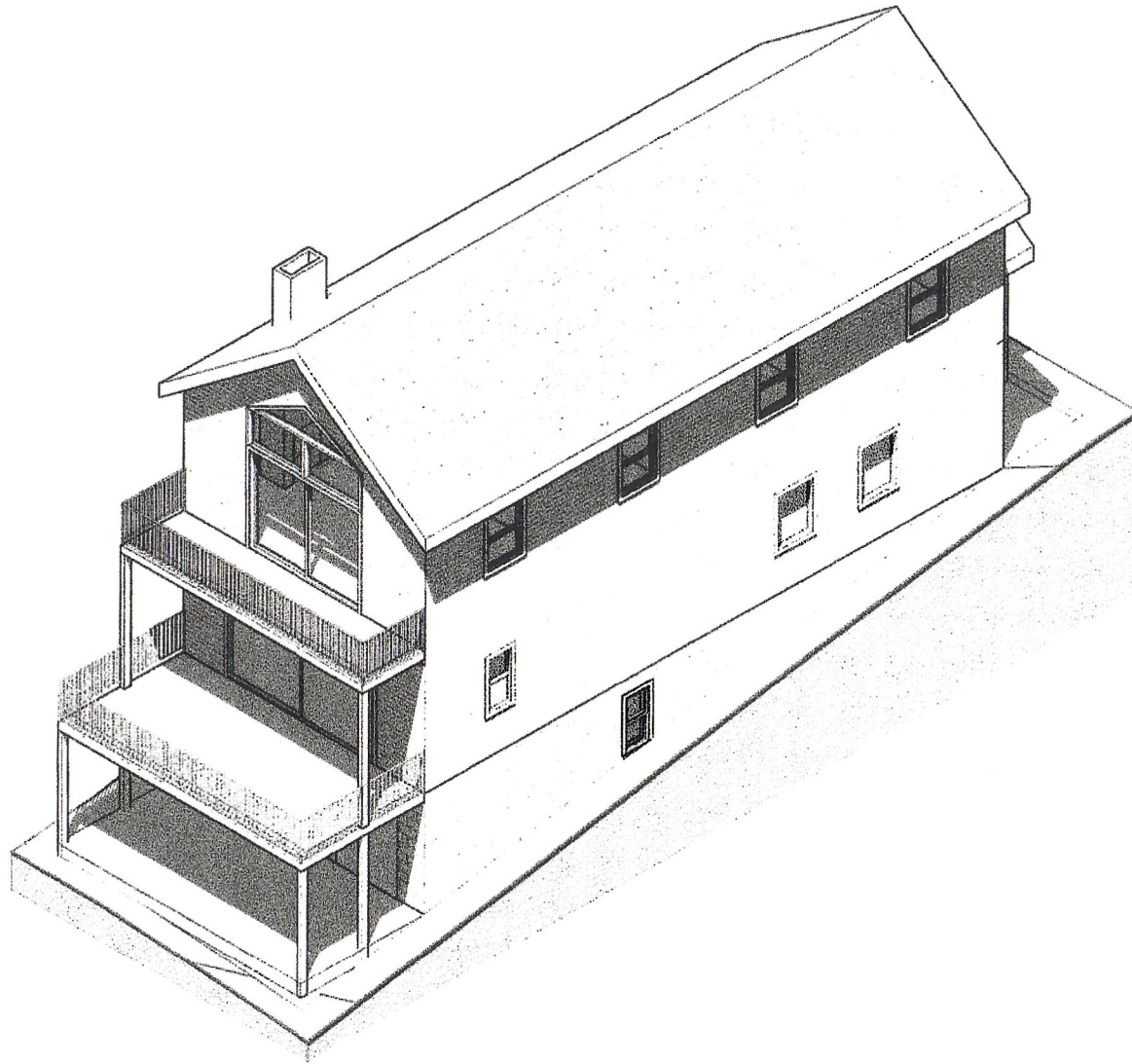
66 Attitash Rd
Amesbury, MA | 01913



Roof Plan

MOOFES		UTILE PROJ #	
		0000	
DATE		SCALE	
09/05/23		1/8" = 1'-0"	

A1.03



LAKEHOUSE

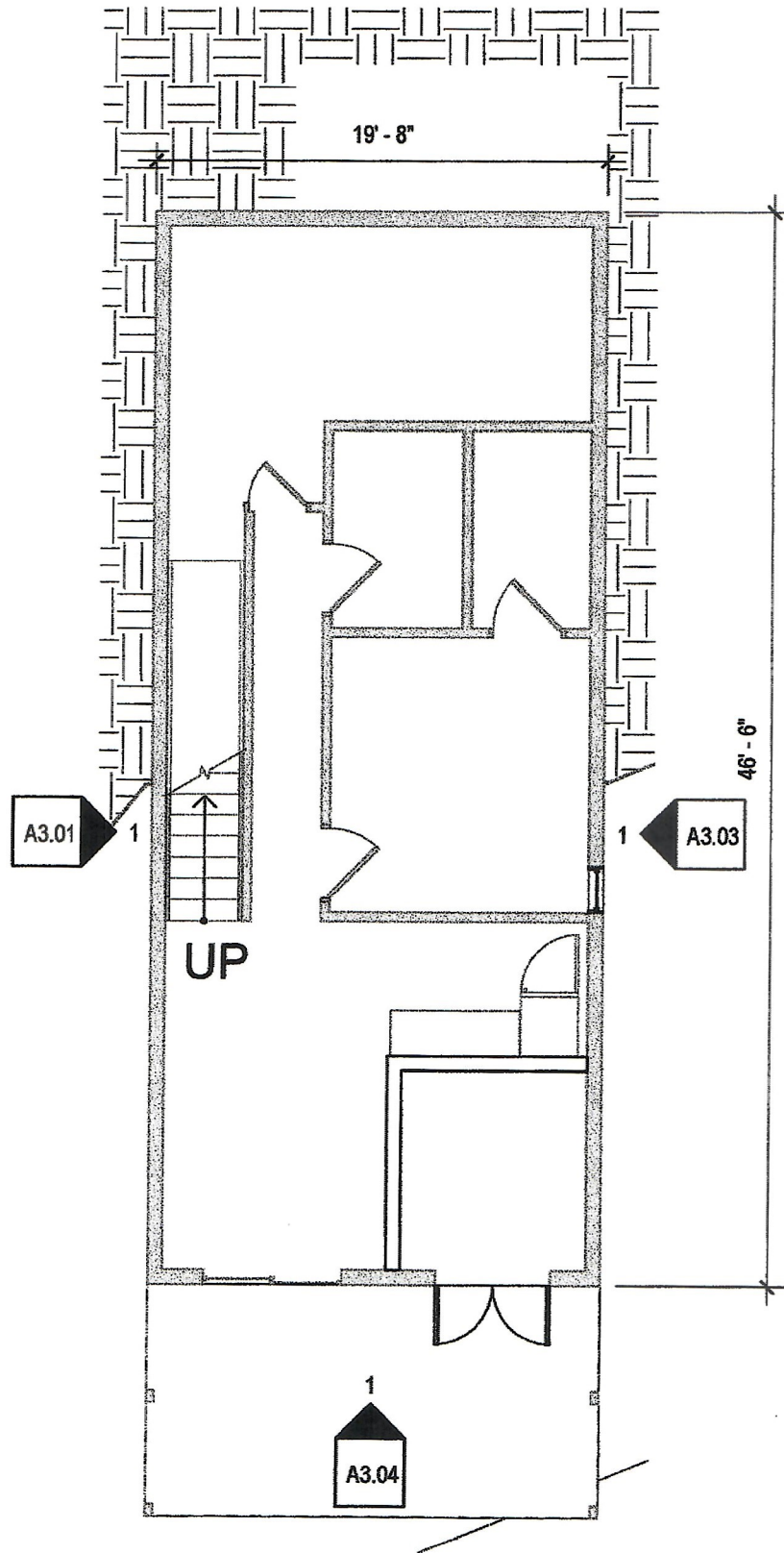
66 Attitash Rd
Amesbury, MA | 01913



Axonometric

REVISED	DATE
0000	09/05/23
SCALE	

A3.00

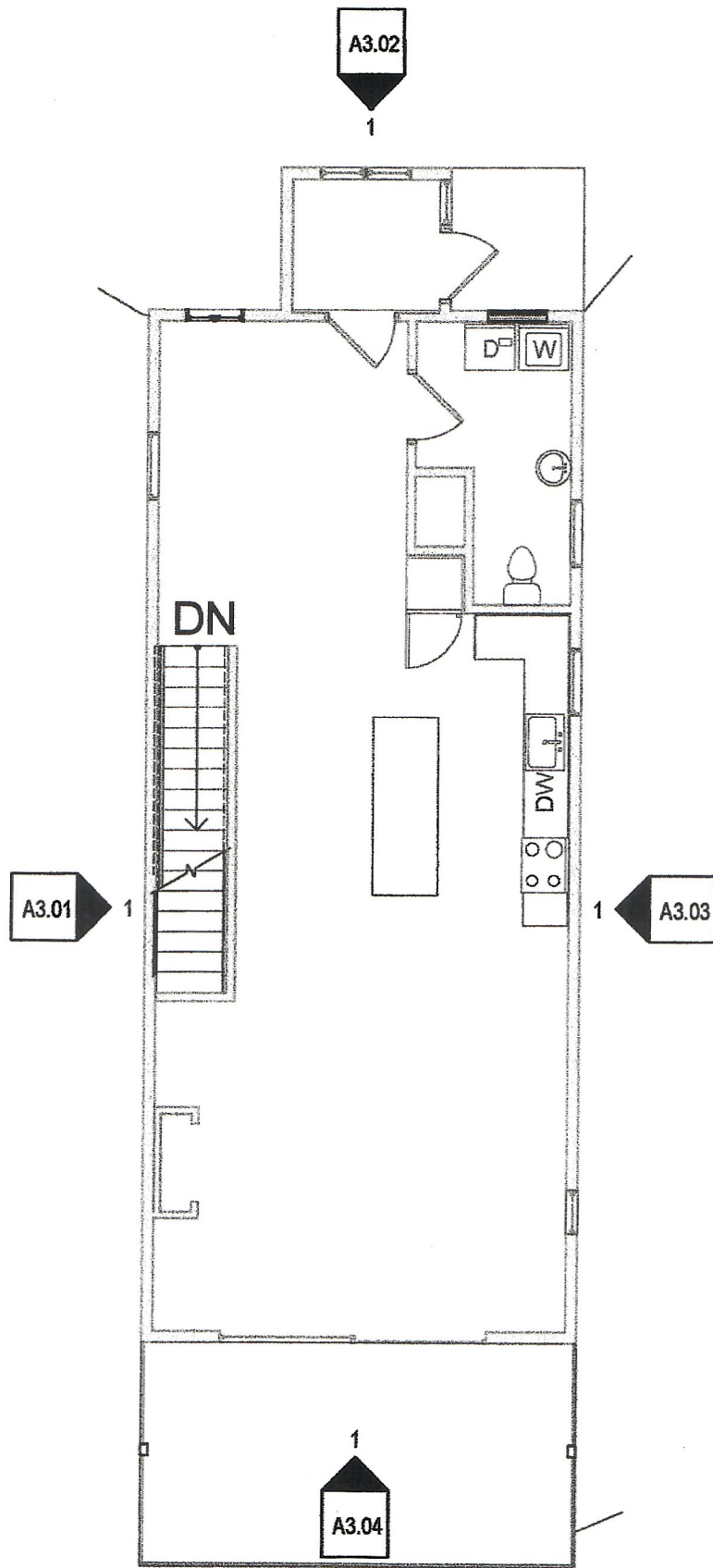


LAKEHOUSE
 66 Attitash Rd
 Amesbury, MA | 01913



Basement Plan			
DATE	09/05/23	SCALE	1/8" = 1'-0"
MODIFIED		DATE	0000

A1.00



LAKEHOUSE

66 Attitash Rd
Amesbury, MA 01913



First Floor Plan

DATE	09/05/23	SCALE	1/8" = 1'-0"
PROJECT	0000	DATE	09/05/23

A1.01

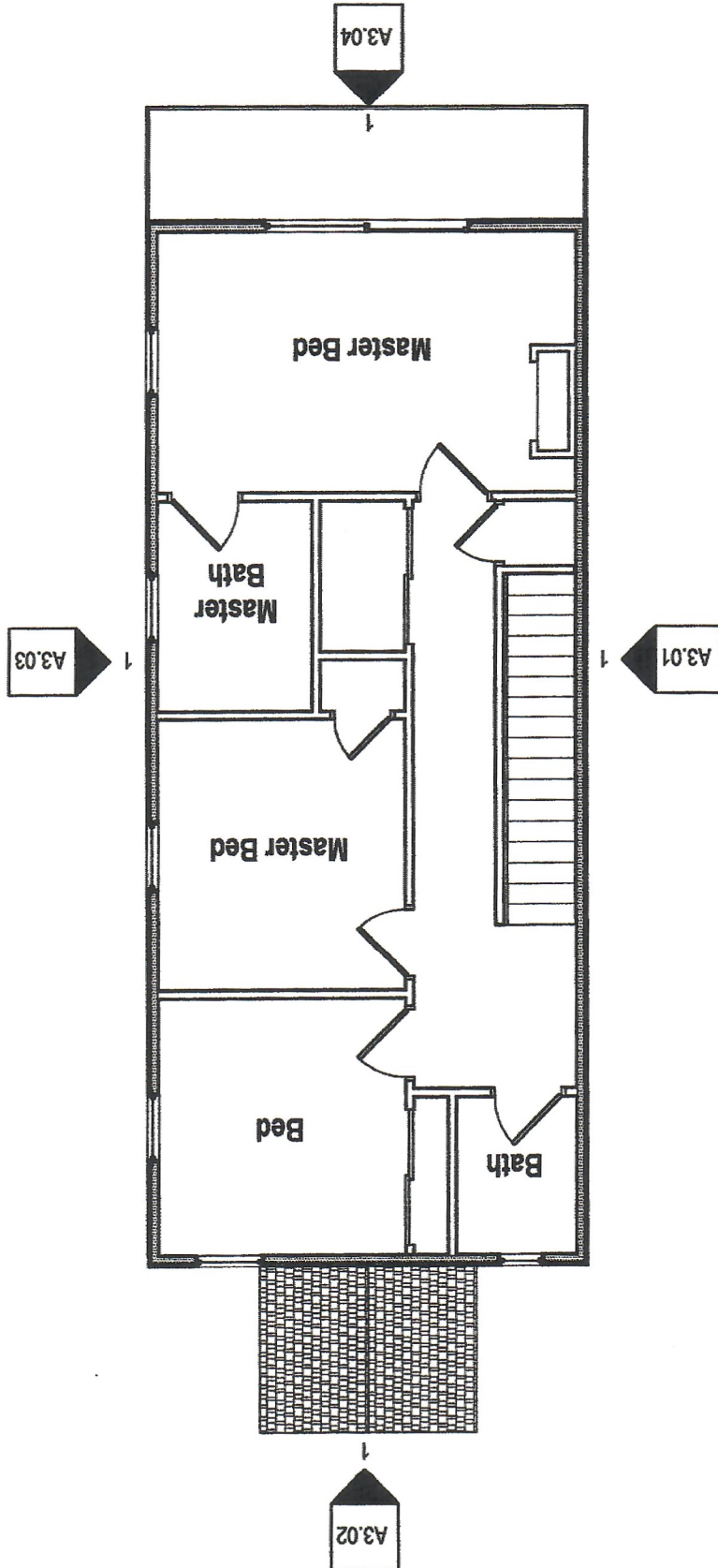
LAKEHOUSE
66 Attitash Rd
Amesbury, MA 01913



09/05/23	DATE
1/8" = 1'-0"	SCALE
0000	REVISION
UNLESS NOTED	NOTES

Second Floor Plan

A1.02



From: noreply@civicplus.com
Sent: Tuesday, October 24, 2023 9:30 AM
To: Assessor
Subject: Online Form Submittal: REQUEST FOR AN ABUTTERS LIST

REQUEST FOR AN ABUTTERS LIST

LOCATION OF PROPERTY: 66B Lake Attitash Road

MAP/LOT (IF KNOWN) Map 59/Parcel 16

REQUESTER: Paul J. Gagliardi

PHONE NUMBER: 978 388-1787

EMAIL: pgagliardi@dfilp.com

REQUEST IS MADE FOR ZONING (300')
APPLICATION TO THE
FOLLOWING BOARD

When Abutters List is Ready I want to pick up the list (Assessor's Department will call you).

CUSTOM LIST - EXPLAIN *Field not completed.*
(FEE MAY BE REQUIRED)

NOTE: The Assessor Office will typically complete your request within 10 days from the date of receipt. We will call the requestor when the abutters list is complete. The ORIGINAL COMPLETE ABUTTERS list must be submitted with your application for the appropriate board. LISTS CANNOT BE MAILED UNLESS A PREPAID, SELF ADDRESSED ENVELOPE IS SENT TO OUR OFFICE. We will not be responsible for lists sent through the mail. Completed lists can be picked up at the Assessors Office during normal office hours.

Email not displaying correctly? [View it in your browser.](#)

Property Location 66 LAKE ATTITASH RD #B
Vision ID 6364 Account # LA

Map ID 59 / 16 /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1013
Print Date 10/26/2023 4:21:32 P

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				101 AMESBURY, MA VISION
KUZMITSKI CHRISTINE PAULA AKSCYN J/T 28 EMERY STREET MERRIMAC MA 01860			2 High	1 All Public	1 Paved	1 Urban	Description	Code	Assessed	Assessed	
			4 Rolling			7 Waterfront	RESIDNTL	1013	190,200	190,200	
						9 TOWN LINE	RES LAND	1013	308,000	308,000	
SUPPLEMENTAL DATA							RESIDNTL	1013	300	300	
Alt Prcl ID 00069 00000 00021 Sub-Div Spec.Cond OWNER O ABC AB APPLI F01 GIS ID M_242963_955817					Use Chang Original Lo F02 NOTES 474 STYLE CHAPTER Assoc Pid#						
							Total		498,500	498,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SHERWOOD VICTORIA AND DAVID SHERW		41737	037	08-30-2023	Q	I	390,000	00	Year	Code	Assessed	Year	Code	Assessed V
KUZMITSKI CHRISTINE		26036	0570	08-30-2006	U	I	1	1A	2023	1013	180,000	2022	1013	164,600
AKSCYN ANTHONY F		06060	0575	04-26-1974			0			1013	253,600		1013	211,400
										1013	300		1013	300
		Total								433,900		Total		402,700
												Total		385,800

EXEMPTIONS				OTHER ASSESSMENTS					Total			433,900	Total			402,700	Total			385,800
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor											
2006	22	VETERAN 10% - 90%% DISABL	250.00																	
2007	22	VETERAN 10% - 90%% DISABL	400.00																	
Total			650.00																	
APPRAISED VALUE SUMMARY																				
Appraised Bldg. Value (Card)																188,800				

ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name		B	Tracing		Batch	
0001							

NOTES			
NO SHED AS OF 7/9/15-WILL BE 4X7 PER OWNER	Appraised Land Value (Bldg)		308,000
	Special Land Value		0
	Total Appraised Parcel Value		498,500
	Valuation Method		C
	Total Appraised Parcel Value		498,500

Property Location 66 LAKE ATTITASH RD #B
 Vision ID 6364 Account # LA

Map ID 59 / 16 /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

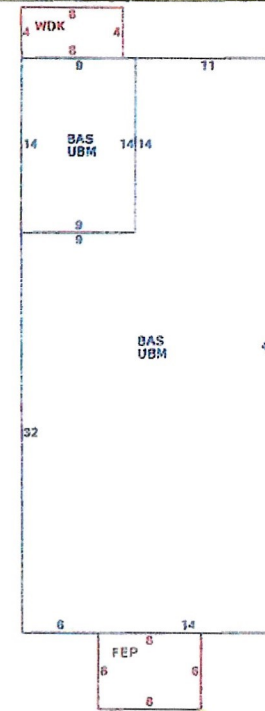
State Use 1013
 Print Date 10/26/2023 4:21:33 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	112	Converted cottage			
Model	01	Residential			
Grade:	03	Average			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
RooF Structure:	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	11	Ceram Clay Til			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5	5 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	STANDARD			

CONDO DATA		
Parcel Id	C	Owner 0.0
Adjust Type	Code	Description Factor%
Condo Flr		
Condo Unit		
COST / MARKET VALUATION		
Building Value New	294.92	
Year Built	1900	
Effective Year Built	1985	
Depreciation Code	G	
Remodel Rating		
Year Remodeled		
Depreciation %	36	
Functional Obsol	0	
External Obsol	0	
Trend Factor	1	
Condition		
Condition %		
Percent Good	64	
RCNLD	188.80	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.
FPL1	FIREPLACE 1	B	1	2200.00	1985		64		0.00
PAT1	PATIO AVG	L	204	2.50	1976		50		0.00

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Un' Spec Value
BAS	First Floor	920	920	920	258.48	237.802
FEP	Porch, Enclosed, Finished	0	48	34	183.09	8.788
UBM	Basement, Unfinished	0	920	184	51.70	47.560
WDK	Deck, Wood	0	32	3	24.23	775



Property Location 66 LAKE ATTITASH RD #B
Vision ID 6364 Account # LA

Map ID 59 / 16 /

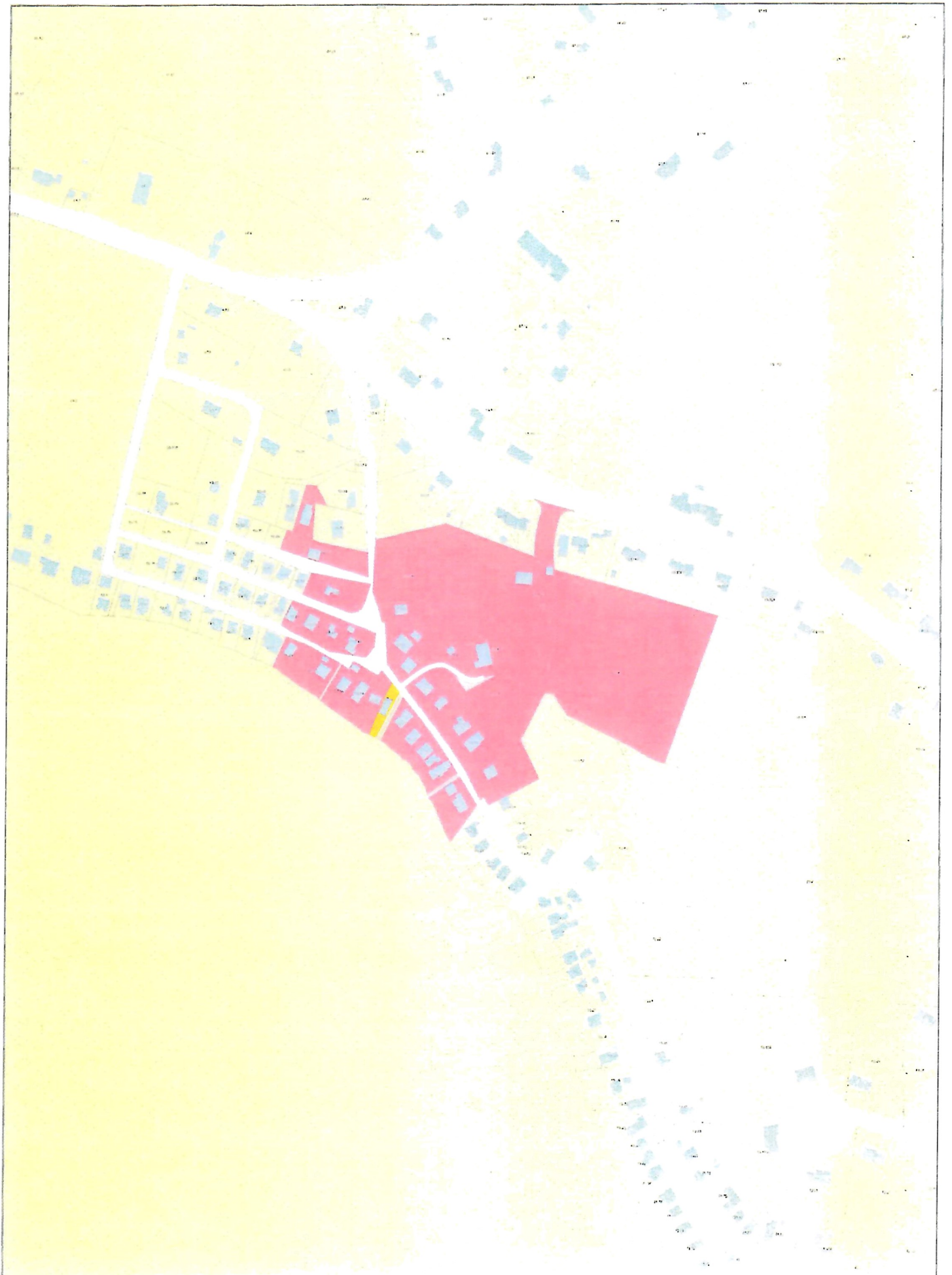
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1013
Print Date 10/26/2023 4:23:38 P

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				101 AMESBURY, MA VISION							
KUZMITSKI CHRISTINE PAULA AKSCYN J/T 28 EMERY STREET MERRIMAC MA 01860		2 High	1 All Public	1 Paved	1 Urban	Description	Code	Assessed	Assessed								
		4 Rolling			7 Waterfront	RESIDENTL	1013	190,200	190,200								
					9 TOWN LINE	RES LAND	1013	308,000	308,000								
SUPPLEMENTAL DATA						RESIDENTL	1013	300	300								
Alt Prcl ID 00069 00000 00021 Sub-Div Spec.Cond OWNER O ABC AB APPLI F01 GIS ID M_242963_955817						Use Chang Original Lo F02 NOTES 474 STYLE CHAPTER Assoc Pid#		Total		498,500	498,500						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SHERWOOD VICTORIA AND DAVID SHERW		41737 037	08-30-2023	Q	I	390,000	00	Year	Code	Assessed	Year	Code	Assessed				
KUZMITSKI CHRISTINE		26036 0570	08-30-2006	U	I	1	1A	2023	1013	180,000	2022	1013	164,600				
AKSCYN ANTHONY F		06060 0575	04-26-1974			0			1013	253,600		1013	237,800				
									1013	300		1013	300				
								Total	433,900	Total	402,700	Total	385,800				
EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
2006	22	VETERAN 10% - 90% DISABL	250.00														
2007	22	VETERAN 10% - 90% DISABL	400.00														
Total		650.00															
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0001																	
NOTES																	
NO SHED AS OF 7/9/15-WILL BE 4X7 PER OWN ER																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result			
20150489	05-04-2015	RE	Remodel	3,000	07-09-2015	100	07-09-2015	WINDOWS, DOOR	10-05-2023	LP			ML	Measure & List			
20150488	05-04-2015	SH	Shed	600				SHED	09-26-2023	LP			LH	Left hanger/measured			
2012-251	11-09-2011	RF	Roofing	5,200	04-26-2012	100	04-26-2012	ROOF	07-09-2015	CW			ML	Measure & List			
2011-168	10-12-2010	RE	Remodel	5,042	04-07-2011	100	04-07-2011	BATH,BEDRM	04-26-2012	JD			BP	Building Permit			
0118	09-10-2009	RE	Remodel	3,000	03-08-2010	100	03-08-2010	4 x 4 SLIDER/LANDING	04-07-2011	JD			BP	Building Permit			
									03-08-2010	TZ			LH	Left hanger/measured			
									09-30-2009	TZ			LH	Left hanger/measured			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1013	Single Family Wa	R20			4,920 SF	23.63	2.65000	U	1.00		1.000			1.0000	62.61	308,000
Total Card Land Units 4,920 SF														Parcel Total Land Area 0.1129		Total Land Value 308,000	



Abutters listing for Amesbury MA

AV PID	MBLTY	Lot	Lot Cnt	Location	Deed Book	Deed Page	Address Line 1	City	State	Zip	Owner Full Name	Co-Owner Full Name
6264	59	14		68 LAKE ATTASH RD	40061	0132	68 LAKE ATTASH RD	AMESBURY	MA	01913	ATTASH HALLISSEY REALTY TRUST	ELLEN M HALLISSEY & ALLISON HALLISSEY TR
6266	59	13		70 LAKE ATTASH RD	29774-576	0	70 LAKE ATTASH RD	AMESBURY	MA	01913	BEARSE LEONARD E, JR	
6266	59	12		72 LAKE ATTASH RD	41553	157	45 LIBERTY STREET	NORTH ANDOVER	MA	01845	72 LAKE ATTASH ROAD REALTY TRUST	LAURA ARLING (TRUSTEE)
6266	59	10		74 LAKE ATTASH RD	35920	0525	74 LAKE ATTASH RD	AMESBURY	MA	01913	LEAHY FAMILY TRUST	JOHN H & MAUREEN E LEAHY (TRUSTEES)
6287	59	69		77 LAKE ATTASH RD	29600	0423	77 LAKE ATTASH RD	AMESBURY	MA	01913	OMER MARGARET V - TRSTEE	MARGARET V OMER REVOCABLE TRUST
6288	59	68		75 LAKE ATTASH RD	18929	0505	75 LAKE ATTASH RD	AMESBURY	MA	01913	LACAVA SCOTT A	JULIET M BRYCE T/E
6289	59	67		73 LAKE ATTASH RD	31381	0225	73 LAKE ATTASH RD	AMESBURY	MA	01913	GUTTADAURO LUKE C	
6290	59	66		71 LAKE ATTASH RD	06708	0132	71 LAKE ATTASH ROAD	AMESBURY	MA	01913	YOUNG ROBERT T	CAROLE COUGHLIN-YOUNG
6291	59	89		1 BEECH LN	06949	0604	13 STONY BROOK LN	MIDDLETON	MA	01949	BONNEMA JAMES V	JANET F BONNEMA
6313	59	95		9 LAKE ATTASH WAY	33897	0015	9 LAKE ATTASH WAY	AMESBURY	MA	01913	HOPKINS SEAN	DANIELLE HOPKINS
6358	59	22		54 LAKE ATTASH RD	37756	0105	54 LAKE ATTASH RD	AMESBURY	MA	01913	MANSEAU FAMILY REVOCABLE TRUST	ROBERT C & DEBRA J MANSEAU
6359	59	21		56 LAKE ATTASH RD	28082	0324	56 LAKE ATTASH RD	AMESBURY	MA	01913	JUTRAS MARY ELLEN TR	56 LAKE ATTASH ROAD REALTY TRUST
6360	59	20		58 LAKE ATTASH RD	41741	479	58 LAKE ATTASH ROAD	AMESBURY	MA	01913	WYATT JULIE DEE	
6361	59	19		60 LAKE ATTASH RD	21130	0121	60 LAKE ATTASH RD	AMESBURY	MA	01913	MCMILLLEON JOSEPH	LUCY A MCMILLLEON T/E
6362	59	18		62 LAKE ATTASH RD	25811	0487	62 LAKE ATTASH	AMESBURY	MA	01913	KLYPKA-SIMPSON MARILYN	
6363	59	17		64 LAKE ATTASH RD	32008	0263	243 WESTBANK RD	GLENWOOD SPRINGS	CO	81601	HAMMOND FAMILY REVOCABLE TRUST	C/O JAY W HAMMOND
6364	59	16		66 LAKE ATTASH RD #B	41737	037	28 EMERY STREET	MERRIMAC	MA	01860	KUZMITSKI CHRISTINE	PAUL A AKSCYN J/T
6365	59	15		66 LAKE ATTASH RD #A	40901	0546	66 LAKE ATTASH RD A	AMESBURY	MA	01913	FOURNIER ROBYN	
6367	59	64		69 LAKE ATTASH RD	09792	0382	69 LAKE ATTASH RD	AMESBURY	MA	019131525	MANLEY MARK F	ROSALYN A PARENT J/T
6368	59	65		8 LAKE ATTASH WAY	34957	0366	8 LAKE ATTASH WAY	AMESBURY	MA	01913	REED CRYSTAL D	BRIAN EARNSHAW JR
6369	59	63		67 LAKE ATTASH RD	22394	0316	67 LAKE ATTASH RD	AMESBURY	MA	01913	CARMODY MARK JOHN	TONI MARIE CARMODY
6371	59	62		65 LAKE ATTASH RD	16219	0270	65 LAKE ATTASH RD	AMESBURY	MA	01913	LEFEBVRE HARRY J	LAURA A LEFEBVRE T/E
6372	59	61		63 LAKE ATTASH RD	31073	0454	5 FLORENCE AVE	SALISBURY	MA	01952	MCMULLEN JOHN	MELINDA MCMULLEN T/E
6373	59	117		65 LAKE ATTASH RD #A	41336	506	65A LAKE ATTASH RD	AMESBURY	MA	01913	GILES JAMES	SARAH GILES T/E
6374	59	116		61R LAKE ATTASH RD	40796	0378	61R LAKE ATTASH RD	AMESBURY	MA	01913	AMESBURY CITY OF	MATTHEW WESTON T/E
6375	59	60		61 LAKE ATTASH RD	40141	0490	61 LAKE ATTASH RD	AMESBURY	MA	01913	WESTON STEPHANIE M	
6376	59	59		59 LAKE ATTASH RD	41178	0594	59 LAKE ATTASH RD	AMESBURY	MA	01913	HOATSON CASEY	MICHAEL FALTON J/T
6489	59	58		57 LAKE ATTASH RD	41351	557	57 LAKE ATTASH ROAD	AMESBURY	MA	01913	MARY ELLEN JUTRAS & JOSEPH N JUTRAS JR	
6490	59	103		83 KIMBALL RD	30588	0377	83 KIMBALL RD	AMESBURY	MA	01913	MANDEVILLE SCOTT B	MARISSA LENA O'CONNOR J/T
106139	59	103		6 LAKE ATTASH WAY	37861	0559	7 BEACH LN	AMESBURY	MA	01913	MALLARD CHELSEA A	NATHAN A MALLARD (T/E)

THE BOARD OF ASSESSORS OF THE TOWN OF AMESBURY, MA HEREBY CERTIFIES THAT THIS LIST OF ABUTERS IS THE MOST RECENT APPLICABLE TAX LIST AS REQUIRED BY CHAPTER 40A, SECTION 11 OF THE MASSACHUSETTS GENERAL LAWS AS AMENDED

Amesbury MA 01913-10-26-23

ATTITASH HALLISSEY REALTY TRUST
ELLEN M HALLISSEY & ALLISON HALL
68 LAKE ATTITASH RD
AMESBURY, MA 01913

BEARSE LEONARD E, JR
70 LAKE ATTITASH RD
AMESBURY, MA 01913

72 LAKE ATTITASH ROAD REALTY TRU
LAURA ARLING (TRUSTEE)
45 LIBERTY STREET
NORTH ANDOVER, MA 01845

LEAHY FAMILY TRUST
JOHN H & MAUREEN E LEAHY (TRUSTE
74 LAKE ATTITASH RD
AMESBURY, MA 01913

OMER MARGARET V - TRSTEE
MARGARET V OMER REVOCABLE
TRUST
77 LAKE ATTITASH RD
AMESBURY, MA 01913

LACAVA SCOTT A
JULIET M BRYCE T/E
75 LAKE ATTITASH RD
AMESBURY, MA 01913

GUTTADAURO LUKE G
73 LAKE ATTITASH RD
AMESBURY, MA 01913

YOUNG ROBERT T
CAROLE COUGHLIN-YOUNG
71 LAKE ATTITASH ROAD
AMESBURY, MA 01913

BONNEMA JAMES V
JANET F BONNEMA
13 STONY BROOK LN
MIDDLETON, MA 01949

HOPKINS SEAN
DANIELLE HOPKINS
9 LAKE ATTITASH WAY
AMESBURY, MA 01913

MANSEAU FAMILY REVOCABLE
TRUST
ROBERT C & DEBRA J MANSEAU
54 LAKE ATTITASH RD
AMESBURY, MA 01913

JUTRAS MARY ELLEN TR
56 LAKE ATTITASH ROAD REALTY TRU
56 LAKE ATTITASH RD
AMESBURY, MA 01913

WYATT JULIE DEE
58 LAKE ATTITASH ROAD
AMESBURY, MA 01913

MCMILLEON JOSEPH
LUCY A MCMILLEON T/E
60 LAKE ATTITASH RD
AMESBURY, MA 01913

KLYPKA-SIMPSON MARILYN
62 LAKE ATTITASH
AMESBURY, MA 01913

HAMMOND FAMILY REVOCABLE TRUST
C/O JAY W HAMMOND
243 WESTBANK RD
GLENWOOD SPRINGS, CO 81601

KUZMITSKI CHRISTINE
PAUL A AKSCYN J/T
28 EMERY STREET
MERRIMAC, MA 01860

FOURNIER ROBYN
66 LAKE ATTITASH RD A
AMESBURY, MA 01913

MANLEY MARK F
ROSALYN A PARENT J/T
69 LAKE ATTITASH RD
AMESBURY, MA 019131525

REED CRYSTAL D
BRIAN EARNSHAW JR
8 LAKE ATTITASH WAY
AMESBURY, MA 01913

CARMODY MARK JOHN
TONI MARIE CARMODY
67 LAKE ATTITASH RD
AMESBURY, MA 01913

LEFEBVRE HARRY J
LAURA A LEFEBVRE T/E
65 LAKE ATTITASH RD
AMESBURY, MA 01913

MCMULLEN JOHN
MELINDA MCMULLEN T/E
5 FLORENCE AVE
SALISBURY, MA 01952

GILES JAMES
SARAH GILES T/E
65A LAKE ATTITASH RD
AMESBURY, MA 01913

AMESBURY CITY OF
61R LAKE ATTITASH RD
AMESBURY, MA 01913

WESTON STEPHANIE M
MATTHEW WESTON T/E
61 LAKE ATTITASH RD
AMESBURY, MA 01913

HOATSON CASEY
MICHAEL FALLON J/T
59 LAKE ATTITASH RD
AMESBURY, MA 01913

57 LAKE ATTITASH ROAD REALTY TRU
MARY ELLEN JUTRAS & JOSEPH N JUT
57 LAKE ATTITASH ROAD
AMESBURY, MA 01913

MANDEVILLE SCOTT B
MARISSA LENA O'CONNOR J/T
83 KIMBALL RD
AMESBURY, MA 01913

MALLARD CHELSEA A
NATHAN A MALLARD (T/E)
7 BEACH LN
AMESBURY, MA 01913

FINDING WORKSHEET

Date: 1-25-24

Member: Haraske

Applicant: Sherwood

Property: 66B Lake Haraske

Zoning District:

Precinct:

Property Owner: Sherwood

Required: Area: Frontage: Front: Left Side: Right Side: Rear:

Max. Height: Max Stories: Max Bldg area (%) Min. Open Space:

Existing: Area: Frontage: Front: Left Side: Right Side: Rear:

Max. Height: Max Stories: Max Bldg area (%) Min. Open Space:

Proposed: Area: Frontage: Front: Left Side: Right Side: Rear:

Max. Height: Max Stories: Max Bldg area (%) Min. Open Space:

Proposed project:

Presentation by: Gagliardi

Documentation:

Abutter(s) comments: Right of Way? Combined lot?

Notes: Mark Hanley Parking
James Giles 65A Concerned about views

SUMMARY OF FINDINGS:

1) Proof that it predates zoning? Built in 1900

2) How is it nonconforming? Setbacks, area frontage

3) More or less detrimental? less

4) Does extension/alteration create a new nonconformity? Does not

DECISION: APPROVED/DENIED STIPULATION(S):

Charles Basler

Donna Collins

Sharon McDermot

David Haraske



N

N

N

N

FINDING WORKSHEET

Date: 1-25-24

Member: Basler

Applicant: David & Victoria Sharnwood

Property: 663 Lake Atitash Rd Zoning District: R-20 Precinct: 5

Property Owner: David & Victoria Sharnwood

Required: Area: Frontage: Front: Left Side: Right Side: Rear:

Max. Height: Max Stories: Max Bldg area (%) Min. Open Space:

Existing: Area: Frontage: Front: Left Side: Right Side: Rear:

Max. Height: Max Stories: Max Bldg area (%) Min. Open Space: (owner)

Proposed: Area: Frontage: Front: Left Side: Right Side: Rear:

Max. Height: Max Stories: Max Bldg area (%) Min. Open Space:

Proposed project: Add 2nd story & enlarge deck

Presentation by: Paul Gayland & David Sharnwood

Documentation:

Abutter(s) comments: Concerns on size, views, parking

Notes:

SUMMARY OF FINDINGS:

1) Proof that it predates zoning? Yes

2) How is it nonconforming? Area, frontage, setbacks

3) More or less detrimental? Less

4) Does extension/alteration create a new nonconformity? No

DECISION: APPROVED/DENIED STIPULATION(S):

Charles Basler

Donna Collins

Sharon McDermot

David Haraske

Y
Y
Y
Y

N

N

N

N

FINDING WORKSHEET

Date: 1/25/24
 Applicant: Sherwood
 Property: 66B Lake Att. Rd.
 Property Owner: same

Member: Collins
 Zoning District: 20 Precinct: 5

Required: Area: 20K Frontage: 125 Front: 40 Left Side: 10 Right Side: 20 Rear: 40
 Max. Height: 35 Max Stories: 2 Max Bldg area (%) 20 Min. Open Space: 50

Existing: Area: 4125 Frontage: 34.1 Front: 33.9 Left Side: 8.8 Right Side: 3.2 Rear: 34.5
 Max. Height: 17 Max Stories: 1 Max Bldg area (%) 24.3 Min. Open Space: 44.7

Proposed: Area: 4125 Frontage: 34.1 Front: 33.9 Left Side: 8.4 Right Side: 2.8 Rear: 28.8
 Max. Height: 30.5 Max Stories: 2 Max Bldg area (%) 24.3 Min. Open Space: 54.9

Proposed project: 2nd floor + expanded deck

Presentation by: Paul Fagliardi

Documentation:

Abutter(s) comments: Mark Cormody 67 LAR, Mark Montez 69 LAR, James Giles 65A LAR

Notes: change in side set backs are deck
 Owner used to live on 51 LAR.

SUMMARY OF FINDINGS:

- 1) Proof that it predates zoning? 1900 original
- 2) How is it nonconforming? area, frontage, all set backs, bldg area
- 3) More or less detrimental? less
- 4) Does extension/alteration create a new nonconformity? no

DECISION: APPROVED/DENIED STIPULATION(S):

Charles Basler
 Donna Collins
 Sharon McDermot
 David Haraske

Y
 Y
 Y
 Y

N
 N
 N
 N

FINDING WORKSHEET

Date: 1/25/24

Member: Sherwood

Applicant: Sherwood

Property: 66 B Lake A.H. Hush Zoning District: _____

Precinct: R20

Property Owner: _____

Required: Area: 2014 Frontage: _____ Front: _____ Left Side: _____ Right Side: _____ Rear: _____

Max. Height: _____ Max Stories: _____ Max Bldg area (%) 20% Min. Open Space: 50%

Existing: Area: _____ Frontage: _____ Front: _____ Left Side: _____ Right Side: _____ Rear: _____

Max. Height: _____ Max Stories: _____ Max Bldg area (%) 24.3 Min. Open Space: 44.7%

Proposed: Area: _____ Frontage: _____ Front: _____ Left Side: _____ Right Side: _____ Rear: _____

Max. Height: _____ Max Stories: 2 Max Bldg area (%) 24.3 Min. Open Space: 54.9% → bring it to conformity

Proposed project: 2nd floor + increase deck

Presentation by: Paul Gagliardi

Documentation: _____

Abutter(s) comments: 67 Lake A.H. Hush 69 Lake A.H. Hush 65 A Lake A.H. Hush

Notes: left side + right side setbacks decreased
height 17 feet to 35 ft
no increase of foot print
space will increase
blocking views

SUMMARY OF FINDINGS:

1) Proof that it predates zoning? 1956 built in 1900

2) How is it nonconforming? area, frontage, all setbacks

3) More or less detrimental? less

4) Does extension/alteration create a new nonconformity? no

DECISION: APPROVED/DENIED STIPULATION(S): _____

Charles Basler

(Y)

N

Donna Collins

(Y)

N

Sharon McDermot

(Y)

N

David Haraske

(Y)

N