



# Town of Barnstable Zoning Board of Appeals



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#### Board Members:

Craig Larson – Chair Brian Florence – Vice Chair Alex Rodolakis – Clerk George Zevitas - Member David A. Hirsch – Associate Member  
Herbert Bodensiek – Associate Member  
James Tinsley – Town Council Liaison

#### Staff Support

Elizabeth Jenkins – Principal Planner - [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
Carol Puckett – Administrative Assistant – [carol.puckett@town.barnstable.ma.us](mailto:carol.puckett@town.barnstable.ma.us)

## Minutes

**Wednesday, October 22, 2014**

2<sup>nd</sup> Floor Hearing Room – 367 Main Street, Hyannis, MA

|                             |         |
|-----------------------------|---------|
| Craig Larson - Chair        | Present |
| Brian Florence – Vice Chair | Present |
| Alex Rodolakis – Clerk      | Present |
| George Zevitas              | Present |
| David Hirsch                | Present |
| Herbert Bodensiek           | Present |

*Also present were Art Traczyk – Principal Planner and Carol Puckett – Administrative Assistant.*

### Call to Order

Introduction of Board Members – *Members present introduce themselves.*

*Craig reads the following into the record:*

### Notice of Recording

Please note that this meeting is recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

### Approval of Minutes

Minutes from August 13, 2014 and September 10, 2014

*Motion is made by Craig Larson and seconded by Brian Florence to accept the minutes as submitted.*

**Vote:**

*All in favor*

### Old Business

**7:00 PM Appeal No. 2014-042**

**Bogert**

William B. & Natalie Bogert have petitioned for a Special Permit pursuant to §240-91.H(3) Developed Lot Protection; Demolition and Rebuilding on Nonconforming Lot by Special Permit. The petitioners are proposing to demolish an existing one-story, 2,404 gross sq. ft. single-family dwelling and construct a new two-story, 4,035 gross sq. ft. single-family dwelling. The proposed new structure will not comply with the 35-foot and 50-foot setbacks to wetlands and great ponds required by §240-7(G), but will be

more conforming than the existing structure. The property is located at 160 Tern Lane, Centerville, MA as shown on Assessor's Map 212 as Parcel 015. It is in a Residence D-1 Zoning District  
Opened August 13, 2014, continued from September 10, 2014 and October 8, 2014. No members assigned.

**Alex Rodolakis leaves the dais.**

**Members assigned: Craig Larson, Brian Florence, George Zevitas, David Hirsch, Herbert Bodensiek  
Representative: Attorney Michael Schulz**

**Attorney Schulz states that his clients, the Bogert's, were here in February of 2014 where this board acted unfavorably on their request for a special permit. He explains that this is a repetitive petition and the process needed for it to come back before this board. In the decision in 2014 it appears the reasons for the denial were the height of the building along the waterfront and the fact that the septic was not correctly displayed on the site conditions plan which made it difficult for the board to determine whether they had maximized their setback from the lake. He refers to his memo dated September 3<sup>rd</sup> to the board (Exhibit A) that consists of a chart showing the changes that they have made. He states that the original proposal to the board stated that the height of 21.975' from grade to plate and that the current proposal is 19.2' which is a decrease of 2.775'. The original proposed footprint was 3020 sf, the current proposal is 2538 sf which is a reduction of 482 sf. They have had Gordon Clark of Northside Designs draw an existing and proposed rendering which he shows on the easel (EXHIBIT B) which is the view from the abutter across the street. He states that although the height is increasing, they are widening the view corridor to the lake for the abutter. Based on those specific changes, he would ask, at this stage, that the board find that the changes are material and substantial.**

**Questions from the Board**

**David Hirsch asks what has been done to mitigate the runoff in to the lake. Attorney Schulz states that all the runoff will be contained on-site and will be handled by John O'Day from Sullivan Engineering. He states that they did go back in August and received supplemental approval to the amended plan and at this point have been approved by the Conservation Commission. Brian Florence asks if they have had the opportunity to speak with the neighbor who objected and what the status is. Attorney Schulz indicates that they did meet more than once with two neighbors, once in July at which they described what they were proposing and sought the neighbors input. He states that in his opinion, one neighbor was not conducive. They had another meeting in August at the abutter's house which started out okay but ended negatively.**

**Craig Larson clarifies information with Attorney Schulz and asks if he had anyone look at the septic in order to turn the tank sideways which might give them more room. Attorney Schulz states that based on the expense that they have gone to, they would like to leave as is and to dig out and rotate it would be an added expense. Craig notes that they would have to dig a foundation anyway. Attorney Schulz states that if the board were to consider approving this, he would suggest to his clients to rotate it but based on where it is now they can have the five feet from tank to foundation. Craig clarifies that he is more concerned about the 25 feet on the other side. Attorney Schulz states that what puts this in ZBA's jurisdiction is the 50 feet within the Great Ponds and the lot would be technically unbuildable to pull it fully out of the 50 feet. What they have is the cottage on the lake which is a one bedroom dwelling which is 12 feet from the lake and they are pulling it back to be 25 feet from the lake, and would be okay with picking up a few additional feet if they did rotate the tank.**

**Craig asks that they review the August 6<sup>th</sup> staff report from Art Traczyk (Exhibit C). Attorney Schulz states that the original staff report stated that the second floor would be greater. He discussed this with Art Traczyk and it was found that the architectural plans submitted were not to scale which resulted in an amended staff report to clarify that the second floor would not be greater. .**

**Craig asks for public comment.**

**Attorney David Lawler is here representing Mr. & Mrs. David Sauro of 161 Tern Lane and Mr. & Mrs. Ebert of 176 Tern Lane. He states that the issue of the photographs showing what exists currently as being compared to what is being proposed is moot and has nothing to do with this hearing. He cites MGL 40A, Section 16 (Exhibit D). He did not represent his clients at that hearing in February but was here and remembers this board specifically warning the applicant that they could withdraw and gave them every opportunity to do so. He cites a case: Schramm vs. Zoning Board of Appeal of Cohasset 81 Mass. App. Ct. 1124 (Exhibit E). He believes that the statute is specific and that there needs to be substantial changes. He hands the board members a copy of a plan showing the first plan vs. the second plan and another page which depicts the site plan (Exhibit F). He refers to Art Traczyk's staff report (Exhibit C). He states that the distance from the wetlands has not changed at all, and that based upon the staff report, they recalculated the wetland where the upland is approximately 12,000 sf and in the original application was approximately 16,000 sf. He also states that the gross square footage of the structure has increased**

approximately 100 sf. He believes the changes are not material and substantial. His states that his client disagrees with some of the representations of the meeting between the applicants. Craig Larson asks if there is anything specific that his clients would like to or not see. He would like to address the neighborhood issue and hands the board members a copy of an Assessor's Map highlighting, in yellow, the abutting properties (Exhibit G). They discuss the meeting of the applicants and the neighbors. They refer to Exhibit F. Attorney Lawler asks abutter David Sauro, who composed the exhibit to explain. David Sauro explains that the new plan submitted by the applicants is actually more nonconforming than the existing house plan. They discuss. Attorney Lawler reiterates that, according to Chapter 40A doesn't meet the criteria.

Craig Larson asks if there is anyone here that would like to speak either in favor or in opposition. No one speaks. He states that there are 11 letters in support which was submitted with Attorney Michael Schulz's memo (Exhibit H) from: Gary & Janet Benson, Elizabeth A. Connolly, Nick & Maria Koufos, Nancy Johnson, Dana & Claire Wingren, Richard E. d'Entremont, Stanislaus A. McLean, Susan & Anthony Wilson, Norman & Nancy McLean, Frank & Evelyn McPeake, and David Graf.

Attorney Michael Schulz comments that he disagrees with the interpretation of 40A Section 16 and that significant changes were made, the massing of the structure has decreased. He cites *Raine vs Board of Appeals of Nantucket* (Exhibit I) EDITH RANNEY & OTHERS vs. BOARD OF APPEALS OF NANTUCKET & ANOTHER, 11 Mass. App. Ct. 112, October 14, 1980 – January 6, 1981, Nantucket County, which he quotes from. "Whether the plans or the surrounding conditions have changed sufficiently to justify a reapplication during the moratorium period is principally for the local board to determine." "The board may give weight to differences which in an absolute sense are relatively minor." He states that areas which they do note: See *American Seminary of the Bible, Inc. v. Board of Standards & Appeals of N.Y.*, 280 App. Div. 792, 793 (N.Y. 1952) (construction of brick wall along frontage); *Rocchi v. Zoning Bd. of Appeals of Glastonbury*, supra at 111-112 (relocation of access); *In re Crescent Beach Assn.*, 126 Vt. 140, 141 (1966) (limitations on proposed use). He states that any notion from Attorney Lawler, on behalf of Mr. Sauro, that it needs to be a large substantial change is for the board to determine. Attorney Schulz states that he has addressed the concerns of the board in reference to the surrounding neighborhood which included the removal of a pine tree to provide an unobstructed view which was refused and suggests that there is case law involving Chatham Board of Appeals, where the SJC had ruled that an abutter has no standing from a view standpoint.

Attorney Lawler states that as an abutter the plan is to enjoy a rebuttal presumption that they are persons aggrieved and refers to case law: *Marinelli vs Town of Stoughton* (Exhibit J). *FRED MARINELLI vs. BOARD OF APPEALS OF STOUGHTON*. 440 Mass. 255, September 4, 2003 - October 24, 2003, Suffolk County, He states Attorney Schulz had represented that the problem was with the view. Attorney Lawler states that the concern is not with the view but with the massing of the structure on the lot and in the neighborhood and the wetland and setback from the lake. He also states that his client has 100% standing to be here.

**Brian Florence makes findings:**

1. In Appeal No. 2014-042 William B. and Natalie Bogert seek relief pursuant to §240-91(H)(3), the petitioners have not made specific and materials changes
2. As of July 22, 2014 the application seeks identical relief, or nearly identical relief, for the same locus, same applicant which was previously unfavorably acted upon in Appeal No. 2014-005.
3. As this application is being made within two years of the February 26, 2014 filing of that decision, this application before the board constitutes a repetitive petition.

**Seconded by George Zevitas**

**Vote:**

**AYE: Craig Larson, Brian Florence, George Zevitas, David Hirsch, Herbert Bodensiek**

**NAY: None**

Elizabeth Jenkins states that the board needs to find that this is a repetitive petition and that material and substantial changes have been made in order to forward to Planning Board. She asks if the board is in favor or in opposition to the second part of the findings. Craig Larson clarifies that the board did not find that there were substantial changes.

**BOARD FINDS THAT CHANGES WERE NOT MATERIAL OR SUBSTANTIAL**

**Alex Rodolakis returns to the dais.**

**Craig reads the following appeal into the record:**

**7:02 PM Appeal No. 2014-046**

**Ryder**

Linda L. Ryder has petitioned for a Conditional Use Special Permit pursuant to Section 240-14.C(4) to allow for the stabling and maintaining of horses in excess of the density provisions of Section 240-11.B(2)(b). The petitioner seeks to construct a two stall horse stable and coral for personal use on a lot that is less than 21,780 square feet in area. The subject property is located at 57 Cinderella Terrace, Marstons Mills, MA and is shown on Assessor's Map 047 as parcel 100. It is in the Residential F (RF) Zoning District.

Continued from October 8, 2014. No members assigned.

**Members Assigned:** Herbert Bodensiek, George Zevitas, Alex Rodolakis, Brian Florence, Craig Larson  
**Representative:** Linda Ryder

**Linda Ryder explains that she is proposing to construct a two stall barn with a corral on her property away from the house and is proposing additional trees along the lot line and a berm in order to stop any runoff.**

**George Zevitas asks if they are sticking with the original plan. Linda Ryder states yes and that she has not talked to the concerned abutter about what is being proposed. She does not want to remove the trees between her property and the abutter's property but will need to take down trees in order to construct the stable. She would propose a berm of trees between the lots for privacy and to screen the stable and horses. She states there will be an exercise area for the horses and that a clean barn does not small. She states that she has had a barn on Nantucket for 11 years and has meticulously maintained her stables. Brian Florence asks if she has seen the staff report and asks her about fencing materials. Ms. Ryder states that she has seen the staff report and that the fending will be board and nail. She states that there are two sheds that will removed but one tool shed she would like to keep. She states that there will not be outside floodlights and would like pathway lighting to the barn. She has no problems with the conditions of the staff report.**

**Craig Larson asks if they are willing to move the barn and stable close to her house. Ms. Ryder states that she would be willing to move them closer and create a bigger buffer between the concerned neighbor.**

**Craig Larson asks if there is anyone here from the public who would like to speak either in favor or in opposition:**

**Doris. Beaulieu, an abutter at 37 Cinderella Terrace objects to this project in its entirety. She states that her house and deck would face and be 50 feet from the stable. Her solitude would be replaced with sounds and smells of the animals. She states that she has lived there for 35 years and is concerned about this being allowed and thinks it will have a negative affect on her property value. Craig Larson asks that if the applicant were to move the stable if she would be okay with that. Brian Florence notes that the trees would screen her property from the applicant's property. Ms. Beaulieu states that she would still get the sounds and smells.**

**Aaron Rolo of 15 Cinderalla Terrace is here to support the petition, has seen the changes, has seen the reasonably sized horses and states that the applicant takes care of the property.**

**Alex Rodolakis thinks it is more detrimental to the neighborhood and that everyone has an expectation when they buy a house and is not inclined to vote in favor. Craig is also not inclined and would vote if only one horse. Craig Larson notes to the applicant that she has the option to withdraw without prejudice.**

**Linda Ryder asks to withdraw without prejudice.**

**Motion is made by Craig Larson and seconded by Brian Florence to withdraw without prejudice.**

**Vote**

**AYE: Herbert Bodensiek, George Zevitas, Alex Rodolakis, Brian Florence, Craig Larson**

**NAY: None**

**WITHDRAWN WITHOUT PREJUDICE**

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**Craig Larson reads the following into the record:**

## New Business

### 7:00 PM Comprehensive Permit No. 2005-100

### Cotuit Center Residences

A request has been received to transfer Comprehensive Permit No. 2005-100, issued for the development of the Cotuit Center Residences, from Bay Point, LLC to PLM Buzzy, LLC.

The proposed development consists of 8-age restricted units, including two affordable units. The property is subject to Comprehensive Permit No. 2005-100 – Cotuit Center Residences (Book 27606 Page 3), an Endorsed Disposition and Settlement Agreement (Book 27606 Page 32) and two Memorandums of Understanding (Book 27606 Page 58, Book 27606, Page 61). The property is located at 671 Main Street, Cotuit, MA as shown on Assessor's Map 036 as Parcel 015. It is in the Residence F Zoning District.

Staff will also provide a status update on the project at this meeting.

*Paul Cusson from Delphic Associates is here representing PLM Buzzy and Thomas Masachi. Also with him tonight is Bob Welch. Mr. Cusson states that the applicants had previously come before the board to request some of the conditions be discussed and changed. However, it was determined that it was issued to the original owner, Bay Point, LLC., and that the new owners did not have standing. They were required to submit a request for a transfer and a final approval and regulatory agreement under 760 CMR 56.00. Mr. Cusson states that they have gone through the process and MassHousing has issued a final approval letter and transfer of the permit and was submitted to the board. He states that this should be considered an insubstantial change.*

*Craig Larson explains to the board the process for insubstantial change. No questions from the board.*

*Motion is made by Craig Larson and seconded by Brian Florence that this is an insubstantial change.*

*Vote:*

*All in favor*

## INSUBSTANTIAL CHANGE

### 7:00 PM Appeal No. 2014-047

### Mangan

James F. and Deborah Mangan have petitioned for a Special Permit pursuant to Section 240-47.1.A(1) Family Apartments. The petitioners are proposing to construct an attached family apartment of approximately 1196 square feet. A Special Permit is required as the apartment will exceed 800 square feet. The property is located at 28 Sturgis Lane, Barnstable, MA as shown on Assessor's Map 278 as parcel 037. It is in the Residence G zoning district.

*Members assigned: Craig Larson, Brian Florence, Alex Rodolakis, George Zevitas, David Hirsch*

*Representative: Steve Cook from Cotuit Bay Design, LLC., and the applicants. He gives summary of relief being requested.*

*Reason for the additional square footage not allowed as-of-right is because it will be for two people who are Debra Mangan's parents. Steve states that this project meets all the guidelines of the ordinance but due to site constraints, the addition is designed to be located on the right hand side of house because of septic and garage location. He states that earlier in the month, this project received approval from the Old King's Highway Historic District Committee. This property backs up to RR tracks, and abutter to the east is 155 feet away through a wooded area. They are upgrading the leaching field to have a more contemporary septic system. The existing house has 4 bedrooms and will remove one in the main house in order to have a bedroom in the family apartment. The access to the walkout basement is through the existing house. Height of the addition is 17' to plate, 23' to ridge.*

*Brian Florence reminds the owners about removing kitchen when the family apartment is no longer used by family members. The applicants signal that they understand.*

*Findings made by David Hirsch:*

James F. and Deborah Mangan have petitioned for a Special Permit pursuant to Section 240-47.1.A(1) Family Apartments. The petitioners are proposing to construct an attached family apartment of approximately 1196 square feet. A Special Permit is required as the apartment will exceed 800 square feet. The property is located at 28 Sturgis Lane, Barnstable, MA as shown on Assessor's Map 278 as parcel 037. It is in the Residence G zoning district.



## Special Permit Findings

For all Special Permits, the Board is required to make general findings pursuant to § 240-125(C) that support:

- The application falls within a category specifically excepted in the ordinance for a grant of a special permit:

Section 240-47.1(A)(1) of the Zoning Ordinance allows for a family apartment greater than 800 square feet, not to exceed 1,200 square feet, with a Special Permit from the Zoning Board of Appeals.

- Site Plan Review is not required for single-family residential structures or family apartments.
- After an evaluation of all the evidence presented, the proposal fulfills the spirit and intent of the Zoning Ordinance and would not represent a substantial detriment to the public good or the neighborhood affected.

**Seconded by Craig Larson**

**Vote:**

**All in favor**

**Motion is made by David Hirsch to grant with following conditions:**

## Conditions

1. Special Permit 2014-047 is granted to James and Deborah Mangan to establish a family apartment in a new addition to the existing dwelling at 28 Sturgis Lane, Barnstable, MA.
2. The addition shall be constructed in substantial conformance with the plans entitled "Proposed Septic System/Site Plan, 28 Sturgis Lane, Barnstable, MA" dated August 26, 2014, drawn and stamped by Warner Surveying and the floor plans and elevations entitled "New Addition/Remodeling for Mangan Residence", dated September 15, 2014, drawn by Cotuit Bay Design, LLC.
3. The family apartment shall be limited to a one-bedroom unit not to exceed 1,200 square feet. The total number of bedrooms on the property shall not exceed four.
4. The family apartment shall be maintained in compliance with the requirements of §240-47.1.
5. The decision shall be recorded at the Barnstable County Registry of Deeds and copies of the recorded decision shall be submitted to the Zoning Board of Appeals Office and the Building Division prior to issuance of a Certificate of Occupancy for the family apartment. The rights authorized by this special permit must be exercised within two years, unless extended.

**Seconded by: Brian Florence**

**Vote:**

**AYE: Craig Larson, Brian Florence, Alex Rodolakis, George Zevitas, David Hirsch**

**NAY: None**

**Mrs. Mangan asks when if the apartment needs to be built within the two years as stated in #5. Craig clarifies that it just needs to be started within two years.**

## GRANTED WITH CONDITIONS

### Continued Business

**7:00 PM Appeal No. 2014-015**

**Whole Foods Markets Group, Inc**

Whole Foods Markets Group, Inc, as lessee, is petitioning to modify Special Permit No. 2013-055 to permit the addition and operation of two mobile food venues on the site. The property is located at 990 Iyannough Road and 65 Independence Drive, Hyannis, MA as shown on Assessor's Map 295 as Parcel 015-X02 and Map 294 as Parcel 004. They are in the Highway Business, Business, and Industrial Zoning Districts.

Continued from April 23, 2014 and October 8, 2014. **Applicant's representative has requested continuance to November 12, 2014.**

Members Assigned April 23, 2014: Craig Larson, Brian Florence, Alex Rodolakis, George Zevitas, Herbert Bodensiek

**Motion is made by Craig Larson and seconded by Brian Florence to continue this to November 12, 2014 at 7:00 PM.**

**Vote:**

**All in favor**

## CONTINUED TO NOVEMBER 12, 2014 AT 7:00 PM

**7:00 PM Appeal No. 2014-043**

**K&E Plus Three Enterprises, LLC.**

K&E Plus Three Enterprises, LLC, has petitioned for a Conditional Use Special Permit pursuant to Section 240-93.B to allow for retail sales and a drive-through pick-up window in the Highway Business District. The petitioner seeks to eliminate the carwash use and construct a 940 square feet addition to the westerly side of the existing gas station/carwash including installation of a drive-up window. The total area of the expanded building is to be used for a convenience store for the retail sales of groceries and sundries including coffee sales via a drive-through. The subject property is located at 577 West Main Street, Hyannis, MA and is shown on Assessor's Map 269 as parcel 003. It is in the Highway Business (HB) Zoning District and a Groundwater Protection (GP) Overlay District.

Continued from October 8, 2014. **Applicant's representative has requested continuance to November 12, 2014.**

***Motion is made by Craig Larson and seconded by Brian Florence to continue this to November 12, 2014 at 7:00 PM.***

***Vote:***

***All in favor***

## CONTINUED TO NOVEMBER 12, 2014 AT 7:00 PM

**7:01 PM Appeal No. 2014-044**

**K&E Plus Three Enterprises, LLC.**

In the alternative to Appeal 2014-043 above, the petitioner, K&E Plus Three Enterprises, LLC, has petitioned for a Special Permit pursuant to Section 240-94.A, Change of a Nonconforming Use to another Nonconforming Use and 240-94.B, Expansion of Nonconforming Use Section. In this Appeal, the petitioner seeks to construct a 940 square feet addition to the westerly side of the existing building and to change the use of the service station and carwash to that of a convenience store for the retail sales of groceries and sundries including coffee sales via a drive-through. The subject property is located at 577 West Main Street, Hyannis, MA and is shown on Assessor's Map 269 as parcel 003. It is in the Highway Business (HB) Zoning District and a Groundwater Protection (GP) Overlay District.

Continued from October 8, 2014. **Applicant's representative has requested continuance to November 12, 2014.**

***Motion is made by Craig Larson and seconded by Brian Florence to continue this to November 12, 2014 at 7:00 PM.***

***Vote:***

***All in favor***

## CONTINUED TO NOVEMBER 12, 2014 AT 7:00 PM

**7:02 PM Appeal No. 2014-045**

**K&E Plus Three Enterprises, LLC.**

K&E Plus Three Enterprises, LLC, has petitioned for a Special Permit pursuant to Section 240-93.B Alteration Expansion of a Pre-Existing Non-Conforming Building. In this Appeal, the petitioner seeks the Permit, if necessary, to provide for the 940 square feet addition to the westerly side of the existing building as that building does not conform to the required 60-foot front yard setback required on Old Craigville Road. The subject property is located at 577 West Main Street, Hyannis, MA and is shown on Assessor's Map 269 as parcel 003. It is in the Highway Business (HB) Zoning District and a Groundwater Protection (GP) Overlay District.

Continued from October 8, 2014. **Applicant's representative has requested continuance to November 12, 2014.**

***Motion is made by Craig Larson and seconded by Brian Florence to continue this to November 12, 2014 at 7:00 PM.***

***Vote:***

***All in favor***

## CONTINUED TO NOVEMBER 12, 2014 AT 7:00 PM

## Other Business

Next Regularly Scheduled Hearings: November 12 & December 10, 2014. January 14 & 28, 2015

## Adjourn

*Motion is made by Craig Larson and seconded by Brian Florence to adjourn*

**Vote:**

**All in favor**

### **EXHIBITS**

**7:00 PM Appeal No. 2014-042**

**Bogert**

Exhibit A = Memo from Attorney Schulz – 5 pages

Exhibit B = Existing/Proposed Conditions, Artist Renderings – 2 pages

Exhibit C = Staff Report dated August 6, 2014 by Art Traczyk – 5 pages

Exhibit D = General Laws, Chapter 40A §15 – 2 pages

Exhibit E = Schramm v. Zoning Board of Appeals, 81 Mass. App. Ct. – 7 pages

Exhibit F = Architectural Plan depicting First Plan v. Second Plan – 1 page

Exhibit G = Town of Barnstable Geographic Information System map – 1 page

Exhibit H = Memo dated October 2, 2014 with letters from Attorney Schulz – 15 pages

Exhibit I = Edith Ranney & Others vs. Board of Appeals of Nantucket & Another, 11 Mass. App. Ct. 112 – 6 pages

Exhibit J = Livio Marinelli vs. Board of Appeals of Stoughton 65 Mass. App. Ct. 902 – 2 pages

Approved