

**ROXBURY ZONING BOARD OF APPEALS
PUBLIC HEARING
JULY 17, 2008
MINUTES**

Alexander Rower – Painter Hill Road – Case File No. 305

CALL TO ORDER

Mary Wright, Chairman, determined a quorum and called the meeting to order at 7:40 PM.

Present: Mary Wright, William Davies, Thomas Zaleta and Stanley Mongin, Regular Members; Nanette Falkenberg, Alternate Member; Ryan Olivieri, Mark Olivieri and Georgette Miller.

Nanette Falkenberg was moved up to be seated as a Regular Member.

It was noted that this Public Hearing was a continuation of the Public Hearing held last month and that a site visit has just been held, although a quorum was not present at the site visit.

Ryan Olivieri identified the purpose of Mr. Rower for the project is to restore the barns to their former glorious state.

Mary Wright suggested that the applicant may want to ask for a variance to restore the barn to its former state and not to consider the barn as a dwelling.

A drawing of the interior plan for the barn was reviewed. Ryan Olivieri described the construction plans for the barn. The skeleton of the barn and the floor joists will be saved and there will be a new foundation and first story. The plan for the septic system was reviewed. The plan includes a bathroom facility and heated space.

Ryan Olivieri described the proposed use of a portion of the barn as an artist's studio and that it would not be used as a dwelling.

Mary Wright read a letter from Barbara Ungerhauer and George Feiffer in support of the project. It was also noted that Mr. and Mrs. Koepfel were present at the previous Public Hearing and spoke in favor of the project.

Georgette Miller presented the Standards for Reconstruction from "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings:

- Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

- Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
- Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.”

Ryan Olivieri said that there was no plan to restore the silo at this point. The first floor of the barn will be on a slab. The ceiling will be 12 ft. high, up to the joists.

Thomas Zaleta said that because of the construction it would not be practical for a dwelling.

William Davies noted that the proposal would not be increasing the non-conformity.

Mary Wright spoke about the responsibility of the Zoning Board of Appeals and setting precedents. The Board is trying to avoid any legal problems in the future. She said that with the foundation already in place the Board has a good reason to approve the application. The Plan of Conservation and Development gives good reason to preserve and enhance the rural character of the Town by maintaining barns.

A rendering of the proposed reconstructed barn was examined.

The Board inquired when the project would be started if it were approved. Ryan Olivieri said that it could begin within six months.

Thomas Zaleta asked how large a heating unit would be used. Ryan Olivieri said that would depend on professional advice for the area covered which was computed as 1600 sq. ft.

Motion by William Davies to close the Public Hearing. The motion was seconded by Stanley Mongin and carried unanimously.

Respectfully submitted,

Christine M. Giordano,
Land Use Administrator