

**Chairman Robert S. Knox called to order a meeting of the North Scituate Village Overlay District Review Committee (VDRC) on December 15, 2005 at 7:00 p.m. Members present were Mark Laprade, Norma Knox and Barbara S. Stetson. George Myrick, Charles R. McCaughey and Margaux Morriseau were absent.**

**Motion was made by Barbara S. Stetson and seconded by Norma Knox to postpone accepting the minutes of November 17, 2005 until January 19, 2006 meeting, unanimously voted to accept.**

### **APPLICATIONS**

**Donald F. Gamage- 77 Danielson Pike- Plat 16 Lot 40- 10' x14' Cedar Garden Shed. A motion was made by Barbara S. Stetson that application receives an advisory opinion, approval with conditions and have applicant come to the January 19, 2006 meeting for final approval. This due to the fact that the meeting does not have a quorum. Norma Knox informs Barbara S. Stetson that the committee does have a quorum. Barbara S. Stetson withdraws the motion.**

**Mr. Gamage would like to have a 10 X 14 garden shed built on his property. Mr. Gamage provided the committee members with a picture of his proposed shed, the only exception being black shingles. The shed will be placed on a cement slab. Chairman Robert S. Knox states that he disagrees with size calculations on George Myrick's e-mail, regarding this applicant. Mr. Myrick stated that, "Proposed shed- ART IV SEC 3: The reduction in minimum side yard requirements to 15 feet is allowed if minimum lot size is at least 12,500 sq. ft. The calculated lot size is 10,840 on the application, therefore the minimum side yard setback distance remains at 10 feet.**

**The shed size proposed (10' x 14') will not fit in the area shown on the plat map and still conforms to the required setbacks. Therefore I don't think the applicant belongs before the VRC, as we cannot grant exceptions to the Zoning Regs.**

**In addition, it could be argued that the lot is not even a bona fide substandard lot of record, as the minimum width dimension of 100' (ART IV SEC 3) does not occur over the entire lot depth, with distances to all lot lines MIGHT show if there were any place else on the lot that would accommodate such a shed."**

**Chairman Robert S. Knox stated that he believes Mr. Myrick read the article wrong and that the building inspector stated on the bottom of applicants plat map that the shed will fit on the lot. Chairman Robert S. Knox stated that the coverage complies with substandard lot size, for the village requirements.**

**Motion was made by Mark Laprade and seconded by Norma Knox to accept the application as presented, unanimously voted to accept.**

## **OLD BUSINESS**

**Chairman Robert S. Knox references letter dated November 17, 2005 from David Provonsil to the North Scituate Village Overlay Committee regarding the site lighting issue at Atlas Insulation. The letter stated that it would be appropriate for the committee to review and inspect the site for the Plan Commission and advise them of their findings and recommendations. Chairman Robert Knox stated that if the committee doesn't agree with the letter then Atlas Insulation would have to go to Zoning. Chairman Robert S. Knox is not satisfied with the changes made to the lights and that Atlas should have to stick**

**with what the Overlay Committee originally agreed to.**

**Motion was made Mark Laprade and seconded by Barbara S. Stetson to postpone comments to the Plan Commission regarding the lighting issues until the January 19, 2006 meeting. This will allow the committee members to visit the site and discuss findings, unanimously voted to accept.**

#### **OTHER BUSINESS-CORRESPONDENCE**

**Chairman Robert S. Knox advised the committee members regarding the correspondence from George Myrick regarding the “Live Music” sign, no flower boxes and fence enclosure at Bentley’s Tavern. The committee members discussed that there are no flower boxes yet and no approval was given for the fence enclosure. Committee members also questioned the lighted “Bentley’s Tavern” sign in the upstairs window. Stating that no signage was approved for the location.**

#### **ADJOURNMENT**

**Motion was made by Mark Laprade and seconded by Barbara S. Stetson to adjourn at 7:30 p.m., unanimously voted to accept.**

**Respectfully submitted,**

**Kathleen E. Blaine**

**Secretary**