

**Zoning Administrator
September 11, 2014
7:00 P.M.
Rockport Public Library
The Brenner Room
17 School Street, Rockport, MA**

- 1) Call to order at 7:00 P.M.
- 2) Member present Charles W. Christopher, Zoning Administrator.
- 3) Hearing of Barbara O'Donnell Trustee, Granite Cove Condominium Trust for a special permit and/or variance to reconstruct an exterior stairway and landings on non-conforming property at 101 Granite Street, Rockport.
- 4) Materials presented site plan, floor plans and photos.
- 5) Petitioner Barbara O'Donnell Trustee, 101 Granite Street Unit 2, explained.
 - a) The plan is to replace the exterior stairway with a composite material.
 - b) The elevation will be going up.
 - c) The top platform will increase by about 2 feet to allow safer turning.
 - d) Building Inspector said that this increase needs a Special Permit.
 - e) There is a contingency in the plans for a screen or lattice work may be added for ascetic purposes.
 - f) Code issues and access issues are being corrected. Wider stairs to meet the codes.
- 6) Charles W. Christopher explained that since the upper platform is increasing in size it will encroach on the setback more and therefore a Special Permit is needed.
 - a) The screen or lattice work does not affect the Special Permit.
 - b) The second level A-2 drawing has the up and down stairs labeled incorrectly.
 - c) The petitioner made the correction to the plans and Charles W. Christopher initialized and dated the change on the plans.
- 7) Audience
 - a) Dorothy Sanchez, 101 Granite Street unit 3&4, stated that these wooden stairs needed to be replaced for safety reasons. The wood really needs to be replaced.
 - b) Jean Rees, 101 Granite Street unit 1, said that the third floor platform needs the extended curve for safety issues, especially emergency access.
- 8) Adjournment at 7:15 P.M.