



**CITY OF GLOUCESTER
ZONING BOARD OF APPEALS
3 POND ROAD, GLOUCESTER MA 01930**

**ZONING BOARD OF APPEALS
Meeting Minutes**

September 10, 2026

Board Members Present:

Joseph Parisi III, Chairman
Lauren Norton, Vice Chair
Michael Nimon
Peter Cannavo

Alternate Members Present:

Ronald E. Wilson
Axel Ruiz- Absent

Also in Attendance:

Natasha Dale, Clerk

The Chair introduces the Members and reads from the Open Meeting Law.

Consent Agenda:

Ms. Norton moves the approval of the Chair to sign the following decisions.

- a. 24R Lyndale Ave.
- b. 877 Washington St.
- c. 25 Marina Dr.
- d. 6 Collins Ave.

Mr. Nimon seconds
All in favor, 5-0

Continued Applications:

Application of Seaver Properties LLC seeking a special permit and/ or variance to exceed maximum building height at 3 Deacon Farm Ln., Map 109A, Lot 91 in the R-10 zoning district.

Sal Frontiero, 46 Middle St., Gloucester is present representing his clients Saver Properties LLC.

Mr. Parisi states that the board is only looking into the height exception. The board did receive a sun study from Mr. Frontiero.

The study showed 30 and 33 feet during the morning, noon and 3 PM during the summer and winter solstice.

The sun study proved that there is no major overshadowing.

The chair opens public testimony.

Speaking in favor: none

Speaking in opposition:

Bill Salmonfink, 8 Seeall St.

Erica Everett, 8 Seeall St.

Keith Waters, 6 Deacon Farm Ln.

John Dionne, 1 Deacon Farm Ln.

JD Curley, 8 Deacon Farm Ln.

Rebuttal:

Mr. Frontiero states that the additional 3 feet does not add that much to the shadowing over other buildings.

The chair closes public testimony.

Discussion By the Board:

Mr. Nimon states that he did not see any other properties on Deacon Farm Lane were above 30 feet. He states it does not fit the neighborhood character.

Mr. Nimon states that it is already a very large structure and we are allowing it to be even larger with the approval of this special permit.

Ms. Norton moves to approve the application of Seaver Properties LLC seeking a special permit and/ or variance to exceed maximum building height at **3 Deacon Farm Ln., Map 109A, Lot 91** in the R-10 zoning district.

Mr. Wilson seconds

In Favor: 3

In Opposition 1

Mr. Cannavo recused himself from the vote.

Application of R. Bartholemew M Driscoll and Heather E M Driscoll seeking a special permit and/ or variance to construct a deck at 8 Angle St., Map 2, Lot 37 in the R-5 zoning district.

Ms. Norton moves to continue the application of R. Bartholemew M Driscoll and Heather E M Driscoll seeking a special permit and/ or variance to construct a deck at 8 Angle St., Map 2, Lot 37 in the R-5 zoning district to the September 24, 2026 meeting.

Mr. Nimon seconds

All in favor, 5-0

New Applications:

Application of Martha Leven and Peter Hornbeck seeking a special permit and/ or variance to demolish and rebuild a shed at 15 Traverse St., Map 57, Lot 41 in the R-10 zoning district.

Deb Eliason, 470 Washington St., Gloucester is present representing her clients.

The applicants are seeking a special permit to demolish, reconstruct and alter a pre-existing non-conforming shed on a non-conforming lot in the same location with a slightly increased height by a little over a foot. The shed must be replaced because it is structurally unsound.

No new non-conformities are created with the new project and will meet the current building code.

The chair opens public testimony.

Speaking in favor: none

Speaking in opposition:

Judith Sennett, 17 Traverse St., Gloucester

The chair closes public testimony.

Rebuttal:

Ms. Eliason reminds the board that what is in front of them a project for the shed not the ongoing project in the main property and any issues the neighbors or board have should be directed to the contractor.

Mr. Nimon moves to approve the application of Martha Leven and Peter Hornbeck seeking a special permit and/ or variance to demolish and rebuild a shed at 15 Traverse St., Map 57, Lot 41 in the R-10 zoning district.

Mr. Wilson seconds
All in favor, 5-0

Application of Kate and Timothy Donovan seeking a special permit and/ or variance to construct a new entry at 73 Dolliver Neck Dr., Map 202, Lot 17 in the R-20 zoning district.

Deb Eliason, 470 Washington St., Gloucester is present representing her clients.

Ms. Eliason is first requesting the board to make a determination that a special permit is not required because there is no increase in the non-conformity.

The applicants are seeking to modify their front entry way to their home. It is unsafe and there is no way to put hand rails on or block it off. There will be no changes to the footprint or the foundation line. The square footage of the house will remain the same.

The property is partially in the VE zone and partially in the AE zone, but since there are no changes to lot coverage, no relief is required from the floodplain ordinance.

There is no way to raise the door without adding a gable.

Ms. Norton moves to determine that there is no increase in the non-conformity in the Application of Kate and Timothy Donovan seeking a special permit and/ or variance to construct a new entry at 73 Dolliver Neck Dr., Map 202, Lot 17 in the R-20 zoning district.

Mr. Nimon seconds
All in favor, 5-0

Application of Patricia Doherty seeking a special permit and/ or variance to add a second story at 1000 Washington St., Map 140, Lot 19 in the R-20 zoning district.

Horace Turner, 23 Essex Ave., Gloucester is present representing his client Patricia Doherty.

Mr. Turner states that his clients are planning to increase the size of their house by adding a second floor. There will be no increase to the footprint of the house.

Two cantilever decks will be coming off of the second floor would be the only thing expanding.

The applicants are looking for a special permit to alter and expand by putting on a second floor.

The chair opens public testimony.

Speaking in favor: none

Speaking in opposition:

Emily Matthews, 1001 Washington St., Gloucester

Larry Bullock, 996 Washington St., Gloucester

The chair closes public testimony.

Ms. Norton moves to approve the application of Patricia Doherty seeking a special permit and/ or variance to add a second story at 1000 Washington St., Map 140, Lot 19 in the R-20 zoning district.

Mr. Cannavo seconds

In favor, 4

In opposition, 1 (Mr. Wilson)

Adjournment:

Ms. Norton moves to adjourn at 8:44 PM

Mr. Cannavo seconds

All in favor, 5-0