



**Town of Brewster**  
**Zoning Board of Appeals**  
 2198 Main St., Brewster, MA 02631  
 brewplan@brewster-ma.gov  
 (508) 896-3701

**ZBA MEETING AGENDA**  
**2198 Main Street**  
**May 14, 2024 at 7:00 PM**

**Zoning Board**

Brian Harrison  
Chair

Jeff Carter  
Vice Chair

Patricia Eggers

Bruce MacGregor

Trish Metz

David Ayers

Corey Gill

**Administrative Assistant**

Ellen Murphy

This meeting will be conducted in person at the time and location identified above. This means that at least a quorum of the members of the public body will attend the meeting in person and members of the public are welcome to attend in person as well. **As a courtesy only, access to the meeting is also being provided via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast or affect remote attendance or participation, unless otherwise required by law.** Members of the public with particular interest in any specific item on this agenda, which includes an applicant and its representatives, should make plans for in-person vs. virtual attendance accordingly.

**Members of the public who wish to access the meetings may do so in the following manner:**

- Phone:** Call (929) 436-2866 or (301) 715-8592. **Zoom Meeting ID:** 880 7666 8068 **and Passcode** 047258  
To request to speak: Press \*9 and wait to be recognized.
- Zoom Webinar:** <https://us02web.zoom.us/j/88076668068?pwd=b3lXWnMwM2tybTk4SzlKMk5vT3NTUT09>  
**enter Passcode** 047258

To request to speak: Tap Zoom "Raise Hand" button, then wait to be recognized.

When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by accessing the meeting remotely, as noted above. **Additionally, the meeting will be broadcast live, in real time via Live broadcast** (Brewster Government TV Channel 8), **Livestream** ([livestream.brewster-ma.gov](http://livestream.brewster-ma.gov)), or **Video recording** ([tv.brewster-ma.gov](http://tv.brewster-ma.gov)).

Please note that the ZBA may take official action, including votes, on any item on this agenda.

1. Call to Order
2. Declaration of a Quorum
3. Meeting Participation Statement
4. Recording Statement: As required by the Open Meeting Law we are informing you that the Town will be video and audio taping as well as broadcasting this public meeting. In addition, if anyone else intends to either video or audio tape this meeting they are required to inform the chair.
5. Public Announcements and Comments: Members of the public may address the ZBA on matters not on the meeting's agenda for a maximum of 3-5 minutes at the Chair's discretion. The ZBA will not reply to statements made or answer questions raised during public comment but may add items presented to a future agenda
6. Approval of April 9, 2024 Meeting Minutes
7. New Applications  
**ZBA Case #24-06 Applicant: Michael and Lisa MacLean, 38 Gladys Lane, Map 49, Lot 60, in the RM zoning district. The applicant seeks a special permit pursuant to section 179-25B of the Brewster zoning bylaw to alter, extend or change the pre-existing, nonconforming single-family dwelling, which encroaches on the property's required front yard**
8. For your Information
9. Matters Not Reasonably Anticipated by the Chair
10. Next Meeting: June 11, 2024
11. Adjournment

**Date Posted:**  
4-10-2024

**Date Revised:**

**Received by Town Clerk:**

24 APR 12 11:30am  
  
 BREWSTER TOWN CLERK

TOWN OF BREWSTER ZONING BOARD OF APPEALS

HEARING MINUTES

Tuesday, April 9, 2024, at 7:00 PM

Brian Harrison, Chair, convened the Brewster Zoning Board of Appeals with members: Jeff Carter, Patricia Eggers, Bruce MacGregor, Trish Metz, and Corey Gill. David Ayers was absent.

Also present: Tim Klink (representing ZBA #24-05), Jon Idman (Town Planner), and Ellen Murphy (Administrative Assistant)

The Chair read the Recording or Taping Notification: This meeting will be conducted in person at the time and location identified above. This means that at least a quorum of the members of the public body will attend the meeting in person and members of the public are welcome to attend in person as well. As a courtesy only, access to the meeting is also being provided via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast or affect remote attendance or participation, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda, which includes an applicant and its representatives, should make plans for in-person vs. virtual attendance accordingly.

To submit public comment or questions to the Zoning Board of Appeals, please email: [zbameeting@brewster-ma.gov](mailto:zbameeting@brewster-ma.gov).

**Review and Approval of January 9<sup>th</sup> hearing minutes:**

Brian asked the Board if there were any changes to the minutes. There being none, Trish made a motion to approve, Corey seconded the motion, a vote was taken, and the minutes were approved unanimously.

**Public Hearing**

**New Applications:**

• **ZBA Case #24-05 Applicants: Marci and Brian Palmer, 240 Robbins Hill Road**

Members present and voting: Jeff Carter, Pat Eggers, Trish Metz, Corey Gill, and Bruce MacGregor.

Tim Klink, Coastal Companies, representing the applicants addressed the Board. Brian stated the site plan included in the hearing packet was not a certified site plan and requested one be submitted. Tim Klink presented the certified site plan to the Chair. He will submit a copy for the file. He provided background information on the property and the reasoning behind the proposed changes. He informed the Board that the current dwelling is on a very tight lot and has a lot of constraints from a zoning and environmental standpoint. He indicated that a lot of time was spent on plans to enlarge the dwelling while keeping it within the scale and style of the neighborhood. He highlighted the redesign of the 2<sup>nd</sup> floor, changing the roof line and reconfiguring the stairs. He indicated that the design requires minimal impact to setbacks. The 2<sup>nd</sup> floor will be extended in the back of the dwelling, where the roof slopes down. It will be redesigned changing the pitch and the ridge of the roof line. The overall height of the dwelling will not change. He indicated the biggest challenge was accessing the 2<sup>nd</sup> floor with a staircase that meets today's building codes. He referred to the photos, highlighting part of the existing deck where the proposed staircase to the 2<sup>nd</sup> floor will be built. Tim informed the Board the proposed placement of the 2<sup>nd</sup> floor staircase was the best solution for reconfiguring the 2<sup>nd</sup> floor and providing more space for his clients while continuing to fit the character of the neighborhood. He indicated that he still needs to obtain approval from Conservation. He referred to the staff report indicating most of the work that needs to be addressed is from previous Conservation orders and conditions of the property that were never closed out.

Pat asked if the setback at 7.7ft. was the closest the dwelling gets to the property line. Tim confirmed that was correct and indicated it was 10.2ft at the back corner. He informed the Board that the project is staying within the existing footprint. Corey asked if the exterior deck will be going up to the 2<sup>nd</sup> story. Tim stated that nothing goes over the existing deck except the inside corner where the 2<sup>nd</sup> floor staircase is proposed. He provided a timeline informing the Board that everything would be pre-built in their shop and brought to the site. The project will start in the Fall and finish up sometime in May, so as not to disrupt the summer season and impact the neighborhood.

Trish asked if it was easier to build a new house. Tim stated he discussed the option with the applicants, and it was decided it would disrupt the vegetation and therefore it would be easier to keep the current dwelling. Trish referred to the letter included in the hearing packet and asked if there were other abutters that commented. Tim informed the Board that they had sent a letter regarding the hearing and introducing the company and only two abutters were opposed to the project, the majority supported it. They are trying to work with one of the abutters to understand their issues. The other opposing abutter did not respond when contacted. Trish asked what the abutters' concerns were. Tim identified the Youngs, who live west of the property and submitted the letter which was included in the hearing packet for the Board's review. He informed the Board that he spoke to a representative for the Youngs who was concerned about the stair tower design. Tim tried to explain that the design would not impede their privacy.

Corey asked if the special permit was just for the side setback. Brian explained that currently it is pre-existing non-conforming, and it is intensifying the non-conformity. Jon Idman, Town Planner addressed the Board explaining the property has a 20ft front setback, 10ft side and rear setback because the lot was created prior to 1960. The special permit is for the west side setback because it is putting more volume on the side setback. Trish made a motion to open to public input, Pat seconded the motion, a vote was taken, and the Board unanimously voted to open to public input. Paul Young, abutter to the west of the property addressed the Board stating he opposes the project because the property line is very close, and he will lose his privacy. Mr. Young suggested the Board view the property. Mrs. Young addressed the Board with the concern that the project will take away their east of light. Tim tried to explain that they are staying on the existing footprint and building up, not going any closer to the property line. Pat stated that if the option was to tear down the house and build a new dwelling it would be more invasive. Pat asked if there was anything new for Conservation or were they just closing out old issues. Tim stated that they are closing out two old orders of conditions and they are in the Conservancy soils district, therefore they are coming up with a mitigation plan on a very tight site. He doesn't see any issues with Conservation approval because they are not expanding the footprint or taking away existing vegetation. He suggested continuing the hearing, getting approval from conservation, and coming back to the ZBA for final approval. The Board discussed the case in more detail and decided to continue the case. Pat made a motion to continue ZBA case #24-05 until the June 11<sup>th</sup> hearing, Corey seconded the motion, a vote was taken, and the Board unanimously approved a continuance.

**For Your Information:**

- None at this time

**Matters Not Reasonably Anticipated by the Chair:**

- None at this time.

The next Board of Appeals hearing is scheduled for May 14<sup>th</sup>, 2024.

Pat made a motion to adjourn the meeting, Bruce seconded the motion, the vote was taken, and the Board unanimously voted to adjourn. Vote: 6-0-0. The hearing adjourned at 7:55 pm.



**Brewster Zoning Board of Appeals**

2198 Main Street  
Brewster, Massachusetts 02631-1898  
(508) 896-3701 x 1168  
FAX (508) 896-8089  
www.brewster-ma.gov

Date + Time Stamped  
By Town Clerk  
  
24 APR 2024  
BREWSTER TOWN CLERK

**ZBA CASE FILE # 24-06**  
**APPLICATION FOR BREWSTER ZONING BOARD OF APPEALS**  
**SPECIAL PERMIT/ VARIANCE/ ZBA APPEAL APPLICATION**  
**(\$300 Filing Fee)**

**NAME OF APPLICANT** Micheal and Lisa MacLean

**REPRESENTATIVE** SV Design llc - Paul Muldoon **PHONE NUMBER** 508 348 5485

**MAILING ADDRESS** 693 Main Street, Chatham MA 02633

**PROPERTY ADDRESS** 38 Gladys Lane, Brewster MA 02631

**CURRENT PROPERTY OWNER(S)** Michael and Lisa MacLean

**REGISTRY OF DEEDS TITLE REFERENCE** **BOOK** 21280 **PAGE** 120 **OR**

**CERT. OF TITLE #** \_\_\_\_\_ **LAND COURT #** \_\_\_\_\_

**PLAN #** 95

**TOWN MAP #** 49 **LOT #** 60

**ZONING DISTRICT** R-M **YEAR BUILT** 1983

**STATEMENT OF PROJECT**

The applicant requests a special permit approval for a modest expansion to a pre-existing nonconforming single family dwelling. The proposed additions will total 602 sq.ft. The addition on the south and east elevation will be located 15.2' from the front property line where 20' is required. The existing structure sits 14.2' from the front property line. The addition to the west (rear elevation) will be conforming. A new area way will create access to the basement. A conforming detached garage structure will also be part of the proposed project.

Paul Muldoon  
**SIGNATURE OF OWNER OR AGENT FOR OWNER**

04/01/2024  
**DATE**

**NOTE:** This petition is NOT COMPLETE until all information is provided. Accuracy of this information is the responsibility of the petitioner.







**SECTION(S) PARAGRAPH(S) OF BREWSTER BYLAW UNDER WHICH THE SPECIAL PERMIT IS SOUGHT AND A BRIEF DESCRIPTION OF THE PROPOSAL.**

The applicant requests a special permit per 179-25 Extensions and Alterations to a non-conforming single family dwelling: Section B. Pre-existing nonconforming structures may be changed, extended or altered on special permit from the Board of Appeals, if the Board of Appeals finds that such change, extension or alterations will not be substantially more detrimental to the neighborhood.

**VARIANCES:**

- APPLICATION FOR VARIANCE AS SET FORTH IN M.G.L. 40A, § 10**

**SECTION(S) PARAGRAPH(S) OF BREWSTER BYLAW UNDER WHICH THE VARIANCE IS SOUGHT AND A BRIEF DESCRIPTION OF THE PROPOSAL.** In order to grant a Variance, the ZBA must find all three of the following to be true:

- Owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, and
- A literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and
- That desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law

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- APPEAL IN ACCORDANCE WITH M.G.L. 40 A, § 8, 14**

**CITE ORDER OR DECISION OF ZONING AGENT OR OTHER ADMINISTRATIVE OFFICIAL OR ATTACH LETTER FROM ZONING AGENT/ADMINISTRATIVE OFFICIAL.**

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## **ZONING BOARD OF APPEALS FILING PROCEDURES**

Completed application packages are required to be submitted and time stamped by the Town Clerk at least thirty-five (35) days prior to the requested hearing date. Town Hall hours are 8:30 am – 4:00 pm Monday- Friday.

Complete application (**12 copies**) checklist:

- Application
- Professionally engineered site plan
- Assessor's map showing the applicant's lot
- Building plans, including floor layout, elevations and dimensions
- Decision letter from the zoning agent, if applicable
- \$300 Filing Fee (made payable by check)

Photographs are recommended.

**Please also provide one (1) pdf or electronic copy of the completed application package.**

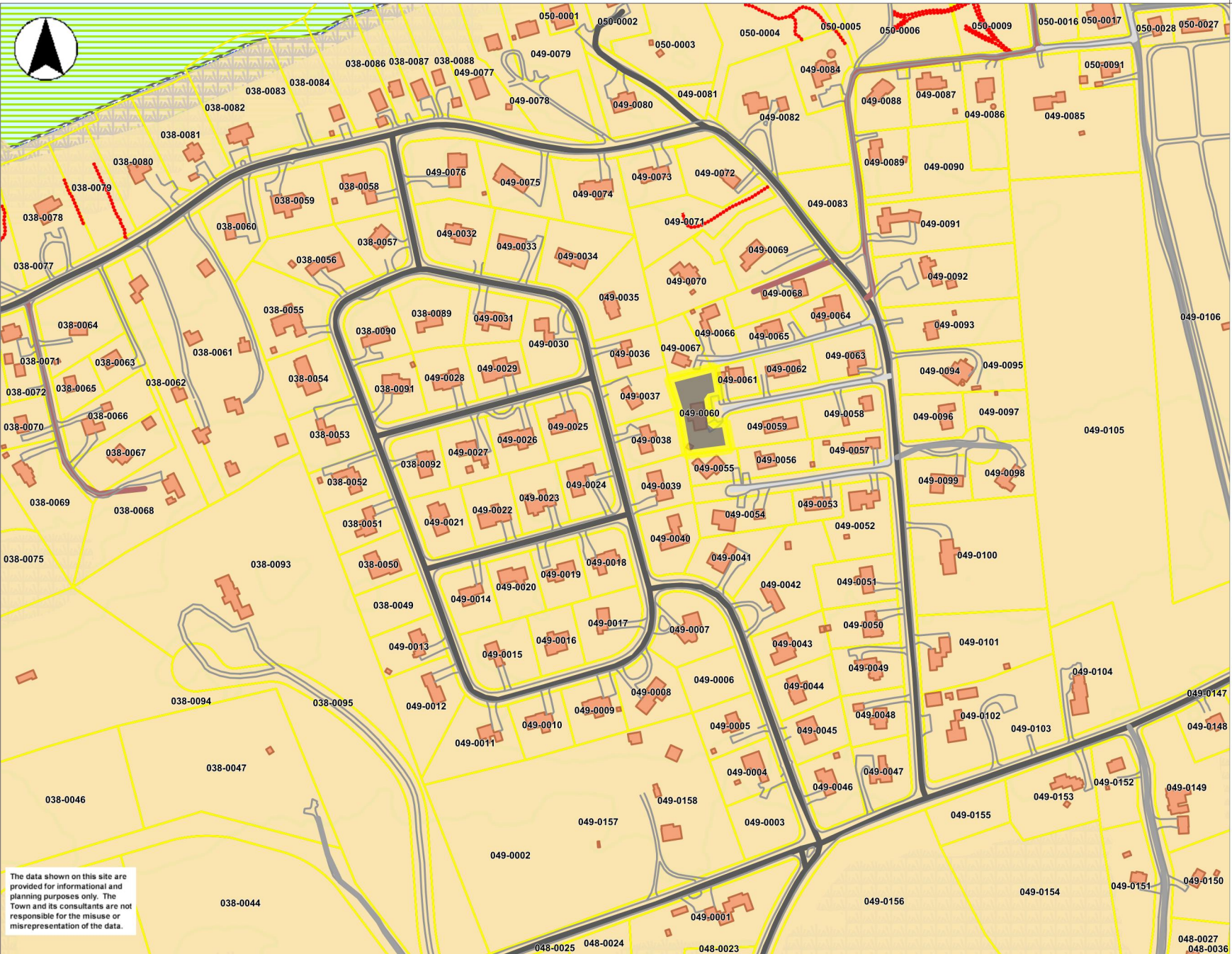
An Abutter's List will be requested by the Zoning Board Clerk when the application is filed.

In accordance with Massachusetts General Laws, Chapter 40A, Section 11, the Appeal will be advertised in the local newspaper for two (2) consecutive weeks prior to the public hearing. The agenda will also be posted of the Meeting Board on the main floor of the Town Offices.

A copy of the Zoning-By-Law, Chapter 179, is available at the Brewster Ladies' Library. It may also be purchased at the Town Offices for \$25.00 or downloaded without charge from The Town of Brewster e-code website: <http://www.ecode360.com/BR1068>

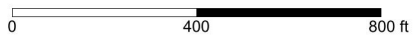
Any Decision of the Board of Appeals may be appealed to Superior Court, Land Court or District Court within twenty (20) days from the time that the decision is filed with the Town Clerk.





- Edge of Pavement
- Street Surface
  - Unimproved Gravel/Stone
  - Surface-Treated
  - Bituminous Concrete
- Trails
- Driveways
- Buildings
- Parcels with Orthos
- Parcels
- Zoning 2015
  - Commercial
  - Industrial
  - Municipal Refuse Dis
  - Res Low Density
  - Res Mid Density
  - Res Rural
  - Village Business
- Brewster Embayments
  - Namskaket Creek
  - Pleasant Bay
  - Little Namskaket Cre
  - Quivett Creek
  - Swan Pond River
  - Brewster Cape Cod I
  - Herring River
  - Bass River
- Nitrogen Impaired Embaym
  - Pleasant Bay
  - Swan Pond River
  - Herring River
  - Bass River
- DEP Wetlands
  - Wetland
  - Cranberry Bog
- DCEP
- NHESP Estimated Habitat
- NHESP Primary Habitat
- Interim Wellhead Protection
- Zone2
- Contours
  - 50ft
  - 10ft
  - 2ft
- Town Boundary
- MA Highways
  - Interstate
  - US Highway
  - Numbered Routes
- Abutting Towns
- Bathymetry
  - 0-5 ft
  - 5-10 ft
  - 10-15 ft
  - 15-20 ft
  - 20-30 ft
  - 30-40 ft
  - 40-50 ft
  - 50-60 ft
- Streets

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 04/01/2024 at 01:57 PM

Key: 233

Town of BREWSTER - Fiscal Year 2024

9/18/2023 6:21 pm SEQ #: 246

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MACLEAN MICHAEL & LISA M 526 COLUMBUS AVE UNIT 3 BOSTON, MA 02118				49-60-0				38 GLADYS LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MACLEAN MICHAEL & LISA M				08/17/2006	QS	625,000	21280-120				
BUTCHARD DORIS M				11/30/1990	A	1 7367-263					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
74	01/28/2019	7	ALTERATIONS	40,000	07/07/2020	NF	100	100
293	04/06/2018	7	ALTERATIONS	20,000	06/20/2019	NF	100	100
429	06/12/2015	7	ALTERATIONS	1,500	05/02/2016	WFF	100	100
744	12/21/2011	7	ALTERATIONS	33,000	01/31/2013	MR	100	100
663	11/16/2011	7	ALTERATIONS	9,000	03/23/2012	MR	100	100

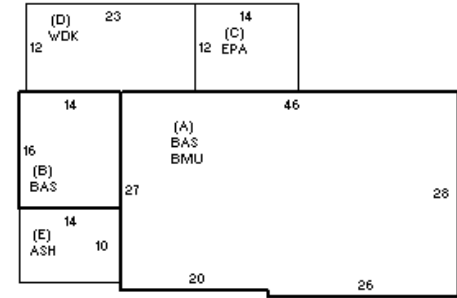
LAND

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,700	2	1.00	A	1.00	A	1.00	R12	2.80		570,960

TOTAL	16,700 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 2	N O T E	LOT 5 & 10 ON PLAN BOOK 95/77 COMBINED F/Y 85 FOR TAX PURPOSES--			LAND	571,000	473,300
St Ind	AVERAGE		BUILDING	400,000	362,100			
Infl	AVERAGE		DETACHED	1,800	1,700			
			OTHER	0	0			
					TOTAL	972,800	837,100	

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 10X12		120	21.11	1,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/26/2018	NF
MODEL	1		RESIDENTIAL	LIST	8/21/2007	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	7/27/2020	ER
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1983	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	470,612			
NET AREA	1,492	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,268		53.86	68,300	CONDITION ELEM	CD			
\$NLA(RCN)	\$315	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	1,268	1983	239.24	303,360	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	224	2011	239.24	53,590	INTERIOR	A			
				ROOF COVER	1	ASPH/CMP SH	1.00	C	EPA	N	ENCLOSED PORCH	168		75.71	12,720	KITCHEN	G			
				FLOOR COVER	3	W/W CARPET	1.00	D	WDK	N	WOOD DECK	276		38.85	10,723	BATHS	V			
				INT FINISH	2	DRYWALL	1.00	E	ASH	N	ATT SHED	140		26.96	3,774	HEAT/ELEC	A			
				HEATING/COOL	11	HTWT/CL AIR	1.05	F11	O	FPL 1S 1OP	1			7,564.20	7,564					
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUTDOOR SHOWER	1			2,391.90	2,392					
																		EFF.YR/AGE	2002 / 20	
																		COND	15 15 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	15 % GD 85	
																		RCNLD	\$400,000	



**ZONING:**

ZONE: R-M (RESIDENTIAL- MEDIUM DENSITY)

SETBACKS:	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	60,000 SF	17,108 SF	17,108 SF
FRONT	40'	14.2'	14.2'
SIDE	25'	52.5'/69.9'	32.6'/51.5'
REAR	10'	15.3'	15.2'
MAX BUILDING AREA	25%	10.7%	16.6%

\*NOTE: LOT CREATED IN 1950, THEREFORE ZONING SETBACKS ARE GRANDFATHERED TO 20 FEET ON THE FRONT AND 10 FEET FOR THE SIDES AND REAR OF LOT.

**EXISTING BUILDING COVERAGE:**

EXISTING DWELLING AREA:	1,824 SF±
BULKHEAD AND STEPS:	90 SF±
SHED:	127 SF±
TOTAL:	2,041 SF±

LOT AREA: 17,108 SF±

EXISTING COVERAGE: (2,041/17108) x 100% = 11.9%±

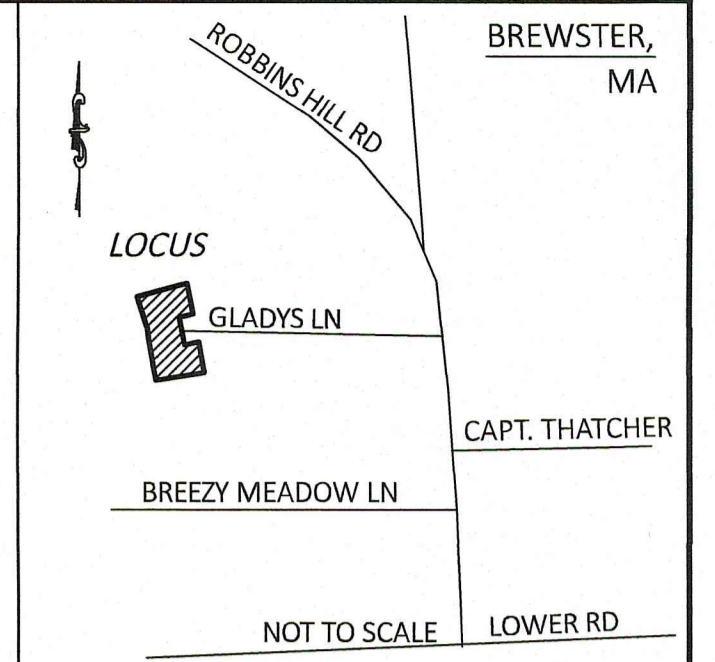
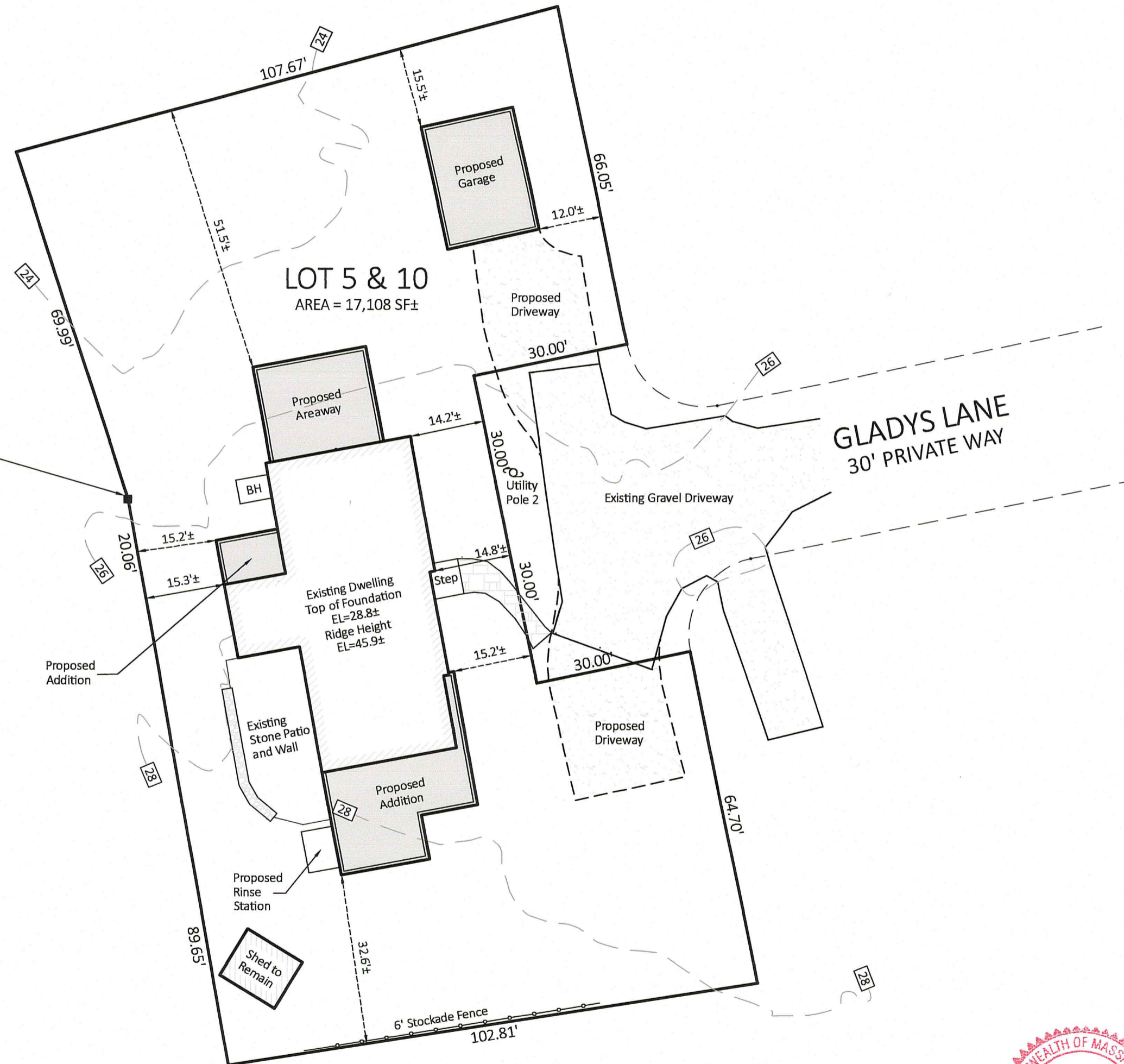
**PROPOSED BUILDING COVERAGE:**

EXISTING DWELLING:	1,824 SF±
BULKHEAD & STEPS:	90 SF±
PROPOSED ADDITIONS (2):	602 SF±
PROPOSED GARAGE:	432 SF±
TOTAL:	2,948 SF±

LOT AREA: 17,108 SF±

PROPOSED COVERAGE: (2,948 / 17,108) x 100% = 17.2 %±

**BENCHMARK**  
TOP OF CONCRETE BOUND  
EL=25.7± (NAVD 1988 DATUM)

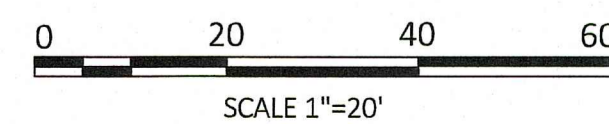


PLAN BOOK 95  
DEED BOOK 21280  
ASSESSORS' MAP 49

PAGE 77  
PAGE 120  
PARCEL 60

**LEGEND**

— 32	EXISTING CONTOUR
— 32	PROPOSED CONTOUR
x12.34	EXISTING SPOT GRADE
24x5	PROPOSED SPOT GRADE
— W —	WATER SERVICE LINE
— OH —	OVERHEAD UTILITY SERVICE
— E —	ELECTRIC / COMM. SERVICE LINE
— G —	GAS SERVICE LINE
TP	TEST HOLE / BORING LOCATION
ST	SEPTIC TANK
DB	DISTRIBUTION BOX
SAS	SOIL ABSORPTION SYSTEM
Reserve	RESERVED FOR FUTURE
UP	UTILITY POLE
CB	CATCH BASIN
FH	FIRE HYDRANT
W	WELL
DM	DRAINAGE MANHOLE
CF	CONCRETE BOUND, FOUND
— — —	LIMIT OF WORK
— — —	FENCE
— — —	EDGE OF CLEARING



G:\AA\JOBS\MACLEAN 6083\DWG\6083.ZBA PROPOSED PLAN 03-26-24 JYC.DWG

**THE MacLEAN RESIDENCE**  
526 COLUMBUS AVE., UNIT 3, BOSTON, MA 02118

**PROPOSED PLOT PLAN**  
38 GLADYS LANE, BREWSTER, MA

**J.M. O'REILLY & ASSOCIATES, INC.**  
Professional Engineering & Land Surveying Services

1573 Main Street - Route 6A  
P.O. Box 1773  
Brewster, MA 02631 (508)896-6602 Fax

DATE: 03-29-24 SCALE: As Noted BY: JMO/JYC CHECK: JMO JOB NUMBER: JMO-6083



# MacLean Residence

38 Gladys Lane, Brewster MA 02631

ZONING BOARD OF APPROVALS

APRIL 2, 2024

LOCUS MAP



## DRAWING LIST

SHEET NUMBER	SHEET NAME
--	COVER SHEET
Z00	COVER SHEET
Z01	EXISTING PICTURES
Z02	EXISTING LOWER LEVEL PLAN
Z03	EXISTING FIRST FLOOR PLAN
Z04	PROPOSED LOWER LEVEL PLAN
Z05	PROPOSED FIRST FLOOR PLAN
Z06	EXTERIOR ELEVATIONS - EAST
Z07	EXTERIOR ELEVATIONS - SOUTH
Z08	EXTERIOR ELEVATIONS - WEST
Z09	EXTERIOR ELEVATIONS - NORTH
Z10	PROPOSED GARAGE PLAN
Z11	EXTERIOR ELEVATIONS - GARAGE
Z12	EXTERIOR ELEVATIONS - GARAGE



Revisions	#	Description	Date	By

COVER SHEET	Scale: As Noted	Drawn By: CB
	Date: 04/02/24	Checked By: PM

Proposed Renovation  
**Michael & Lisa MacLean**  
 38 Gladys Lane, Brewster, MA 02631  
 SV DESIGN 693 Main Street, Chatham, MA 02633 www.svdesign.com (t) 508.348.5485



Z00





EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Revisions		#	Description	Date	By

EXISTING PICTURES

Scale: As Noted  
Date: 04/02/24

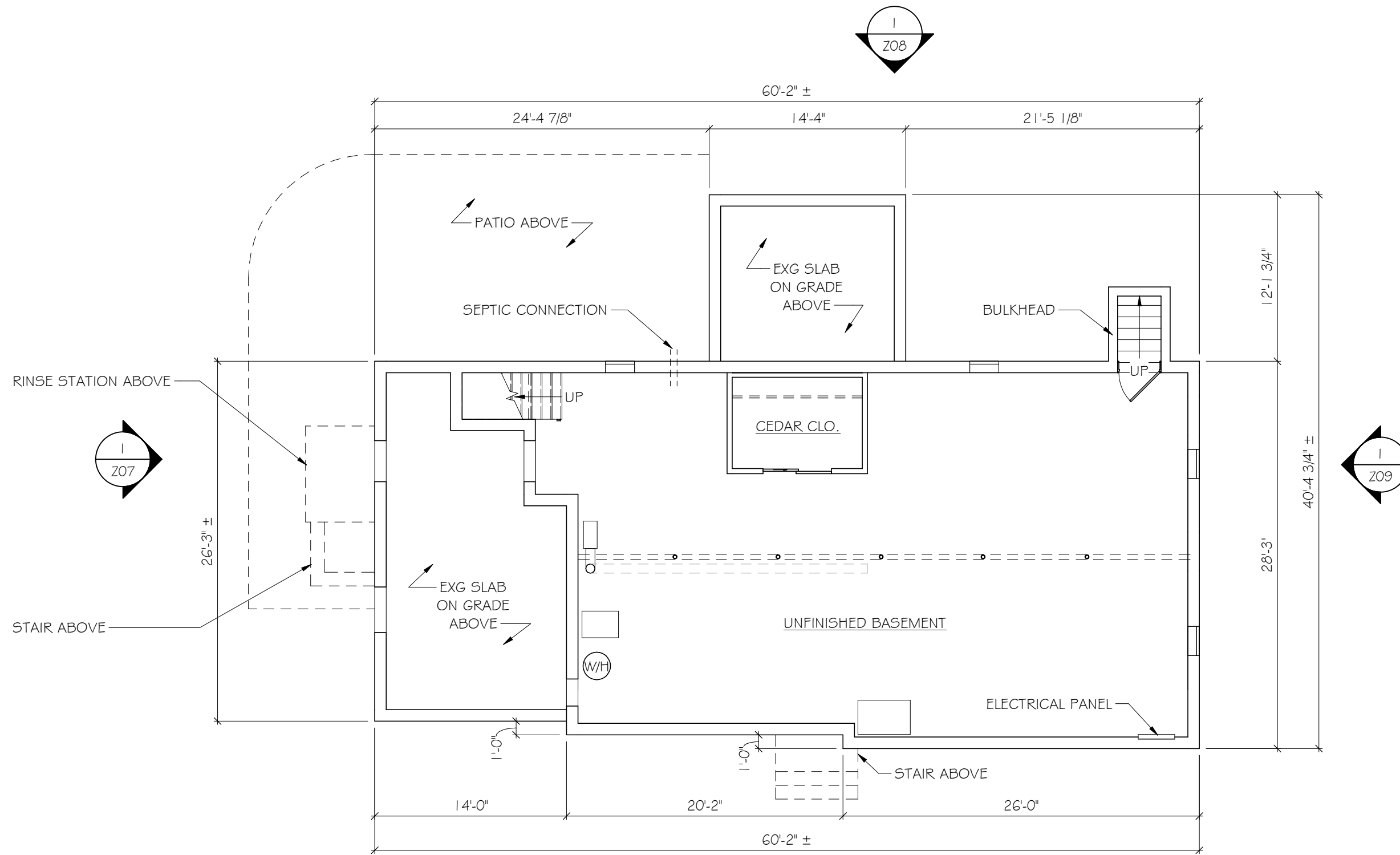
Drawn By: CB  
Checked By: PM

Proposed Renovation  
**Michael & Lisa MacLean**  
 38 Gladys Lane, Brewster, MA 02631  
 SV DESIGN 693 Main Street, Chatham, MA 02633 www.svdesign.com (t) 508.348.5485



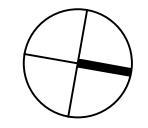
Z01



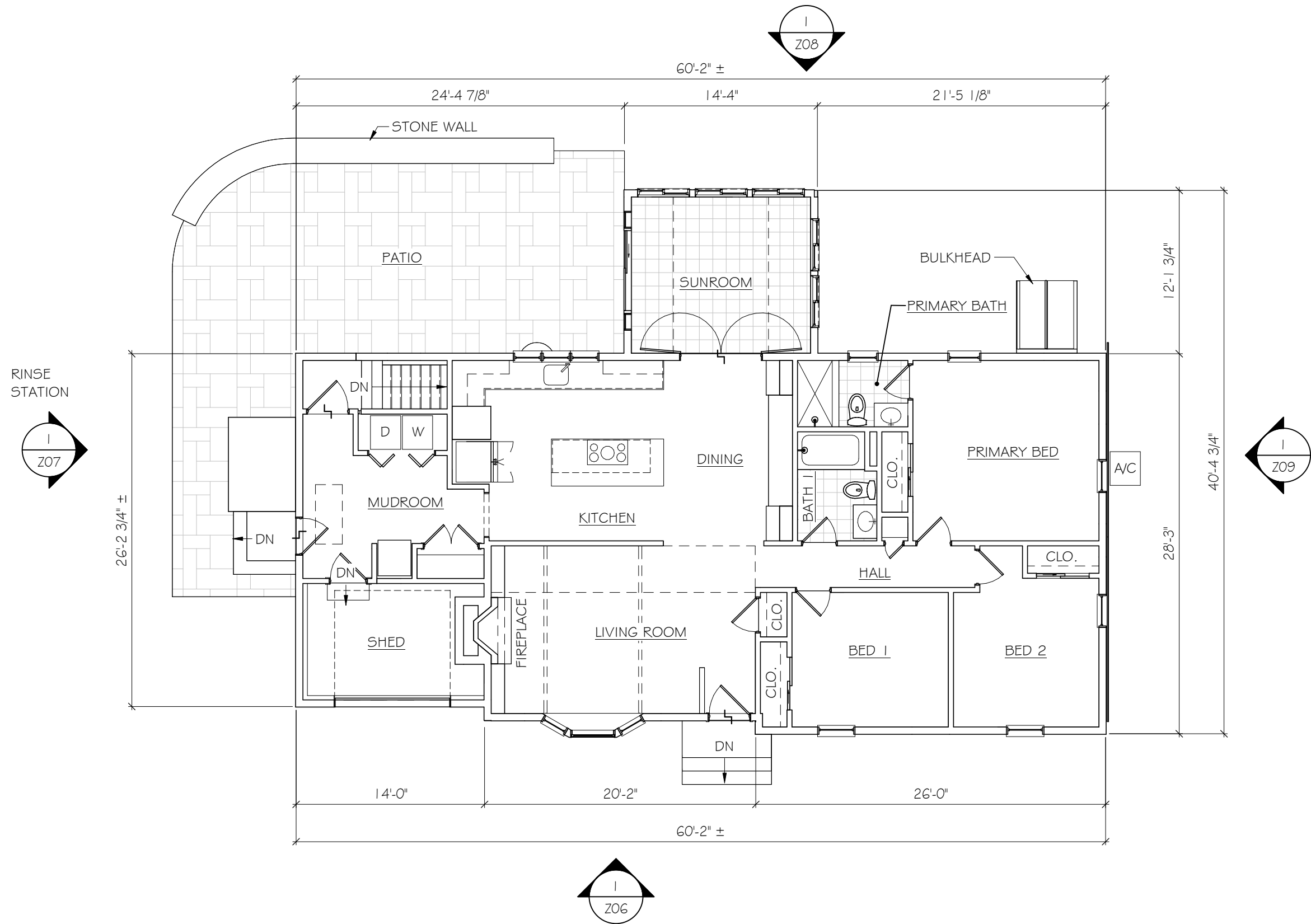


**EXISTING BASEMENT PLAN**  
 1/8" = 1'-0"  
 SQ. FT.: 1334

EXISTING VS. NEW CONSTRUCTION LEGEND	
	EXISTING PARTITIONS TO REMAIN
	NEW WALL CONSTRUCTION
E.T.R.	EXISTING TO REMAIN

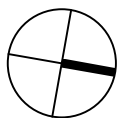


Proposed Renovation <b>Michael &amp; Lisa MacLean</b> 38 Gladys Lane, Brewster, MA 02631 SV DESIGN 693 Main Street, Chatham, MA 02633 www.svdesign.com (t) 508.348.5485	<b>EXISTING LOWER LEVEL PLAN</b>		Scale: As Noted Date: 04/02/24	Drawn By: CB Checked By: PM
	Revisions # Description Date By			
<b>Z02</b>				



**EXISTING FIRST FLOOR PLAN**  
 1/8" = 1'-0"  
 SQ. FT.: 1841

EXISTING VS. NEW CONSTRUCTION LEGEND	
	EXISTING PARTITIONS TO REMAIN
	NEW WALL CONSTRUCTION
E.T.R.	EXISTING TO REMAIN



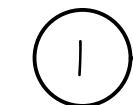
Revisions	
#	Description

**EXISTING FIRST FLOOR PLAN**  
 Scale: As Noted  
 Date: 04/02/24  
 Drawn By: CB  
 Checked By: PM

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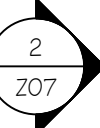
**Z03**



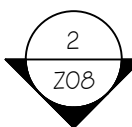
# PROPOSED LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"

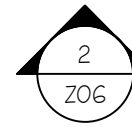
SQ. FT.: 1841



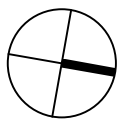
2  
Z07



2  
Z08

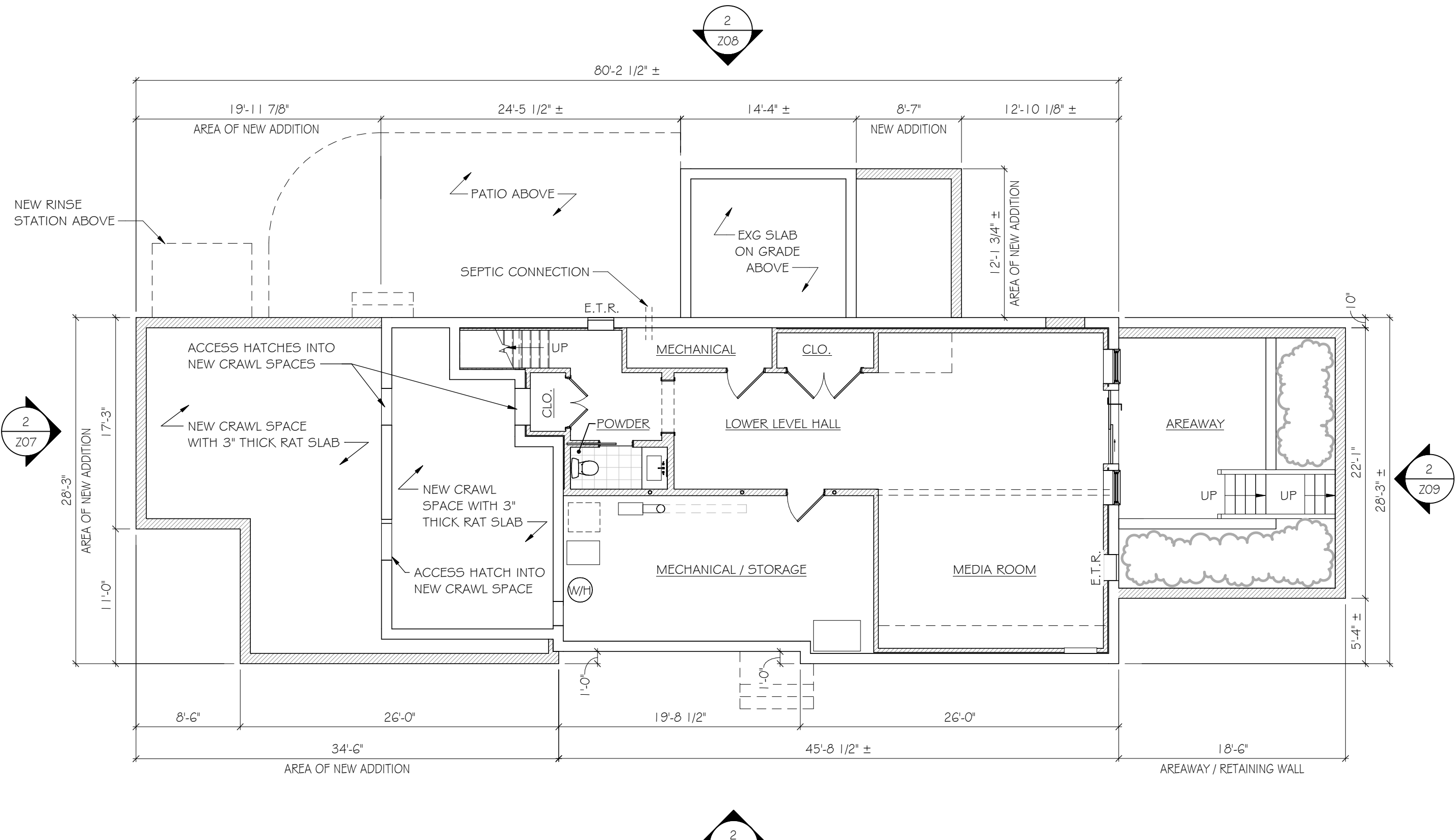


2  
Z06



2  
Z1

Z04



EXISTING VS. NEW CONSTRUCTION LEGEND	
	EXISTING PARTITIONS TO REMAIN
	NEW WALL CONSTRUCTION
E.T.R.	EXISTING TO REMAIN

Revisions	
#	Description

PROPOSED LOWER LEVEL PLAN

Scale: As Noted  
Date: 04/02/24

Drawn By: CB  
Checked By: PM

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1

# PROPOSED FIRST FLOOR PLAN

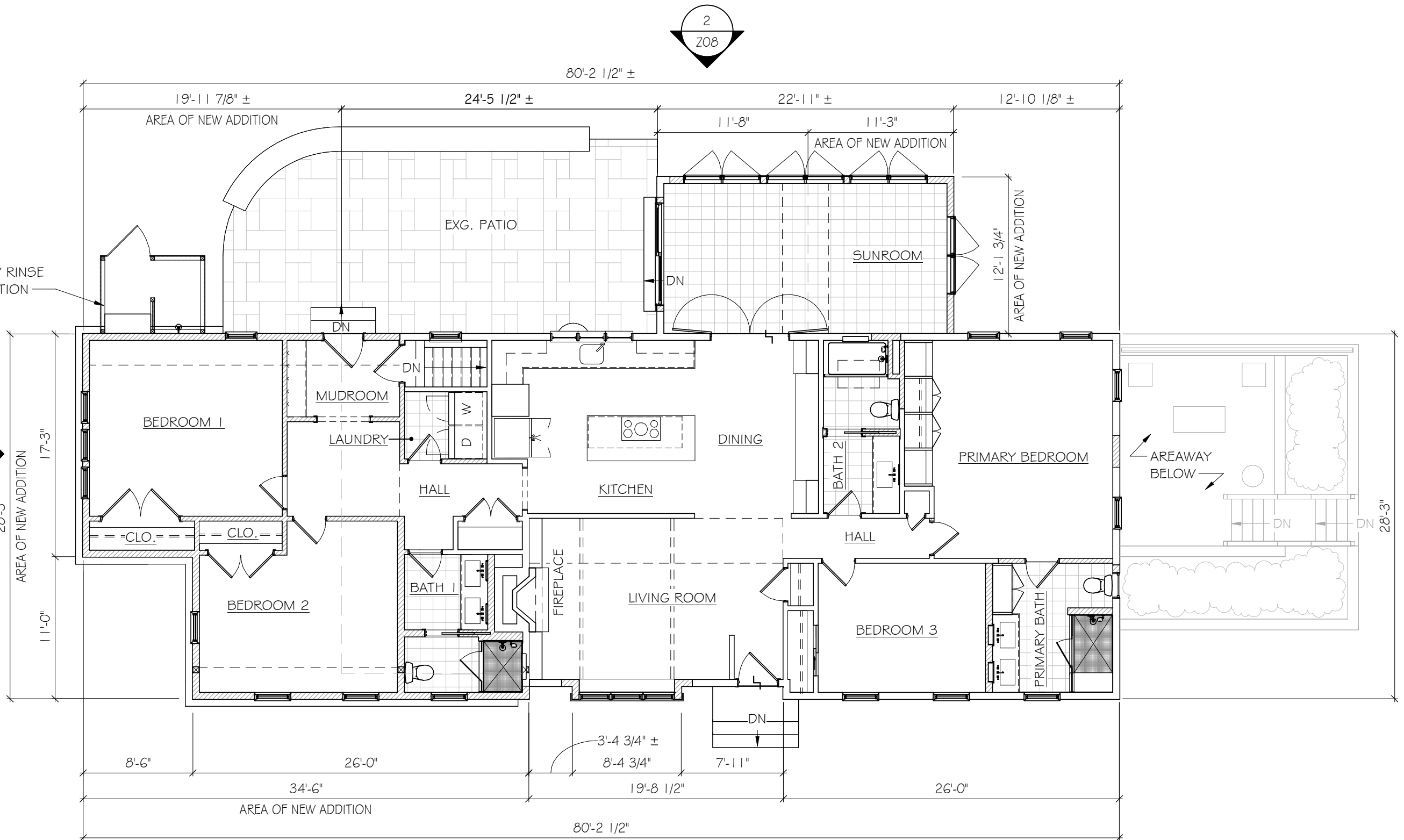
1/8" = 1'-0"  
SQ. FT.: 2450

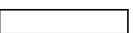
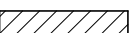
2  
Z07

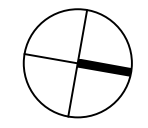
2  
Z08

2  
Z06

2  
Z09



EXISTING VS. NEW CONSTRUCTION LEGEND	
	EXISTING PARTITIONS TO REMAIN
	NEW WALL CONSTRUCTION
E.T.R.	EXISTING TO REMAIN



Revisions	
#	Description

PROPOSED FIRST FLOOR PLAN

Scale: As Noted  
Date: 04/02/24

Drawn By: CB  
Checked By: PM

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# Z05



1 EXISTING EAST ELEVATION  
1/8" = 1'-0"



2 PROPOSED EAST ELEVATION  
1/8" = 1'-0"

Revisions		Date	By
#	Description		

EXTERIOR ELEVATIONS - EAST

Scale: As Noted  
Date: 04/02/24

Drawn By: CB  
Checked By: PM

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Z06



1 EXISTING SOUTH ELEVATION  
1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
1/8" = 1'-0"

Revisions		Date	By
#	Description		

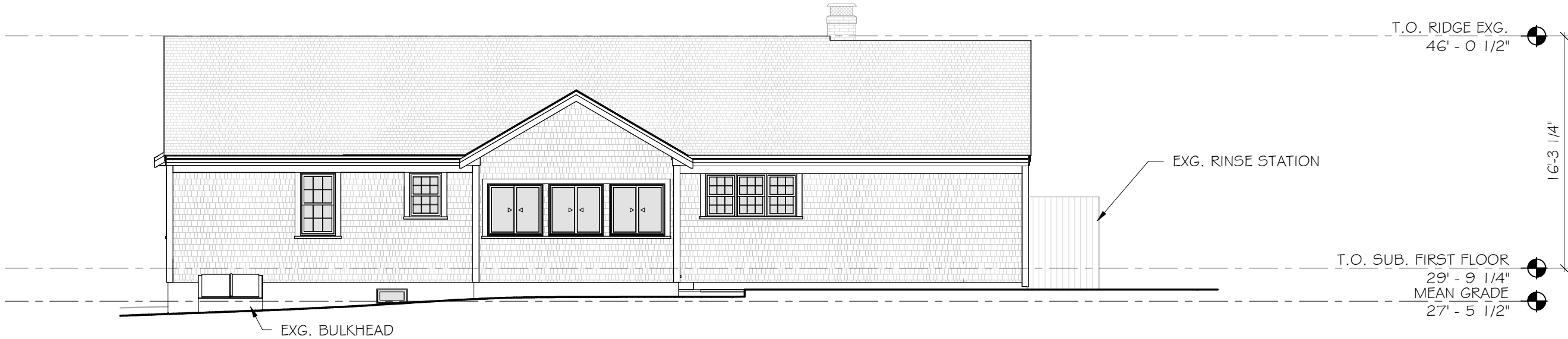
EXTERIOR ELEVATIONS - SOUTH		Drawn By: CB	Checked By: PM
Scale: As Noted	Date: 04/02/24		

Proposed Renovation	Michael & Lisa MacLean	SV DESIGN	Chatham, MA 02633	www.svdesign.com	(t) 508.348.5485
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Z07



1 EXISTING WEST ELEVATION  
1/8" = 1'-0"



2 PROPOSED WEST ELEVATION  
1/8" = 1'-0"

Revisions		By
#	Description	

EXTERIOR ELEVATIONS - WEST

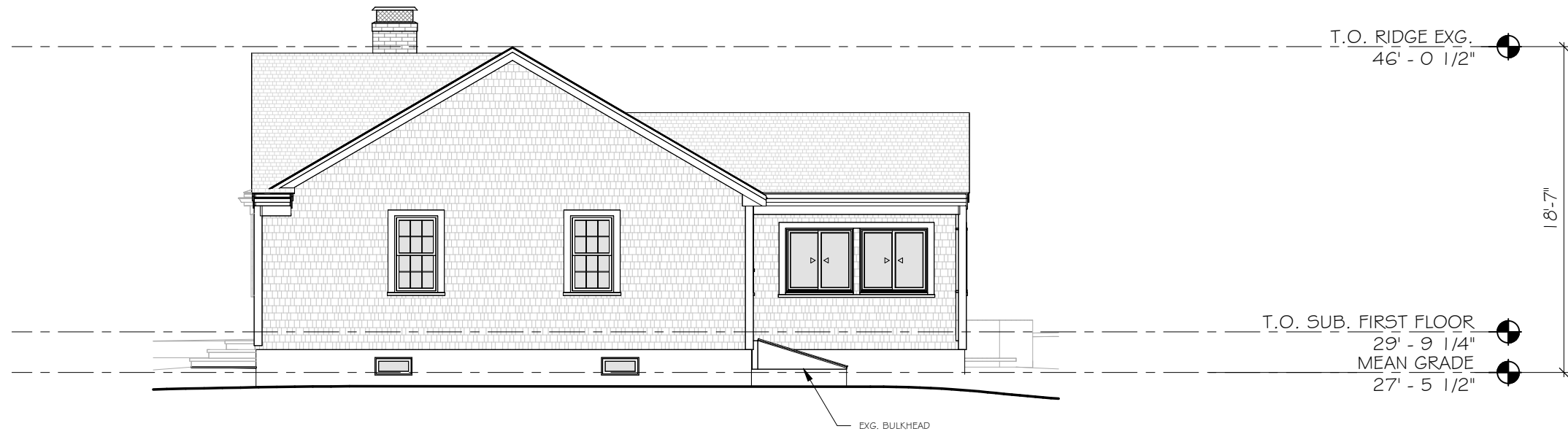
Scale: As Noted  
Date: 04/02/24

Drawn By: CB  
Checked By: PM

Proposed Renovation  
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**DESIGN**

Z08



1 EXISTING NORTH ELEVATION  
1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION  
1/8" = 1'-0"

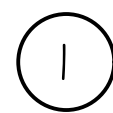
Revisions		EXTERIOR ELEVATIONS - NORTH	
#	Description	Date	By

Scale: As Noted	Drawn By: CB
Date: 04/02/24	Checked By: PM

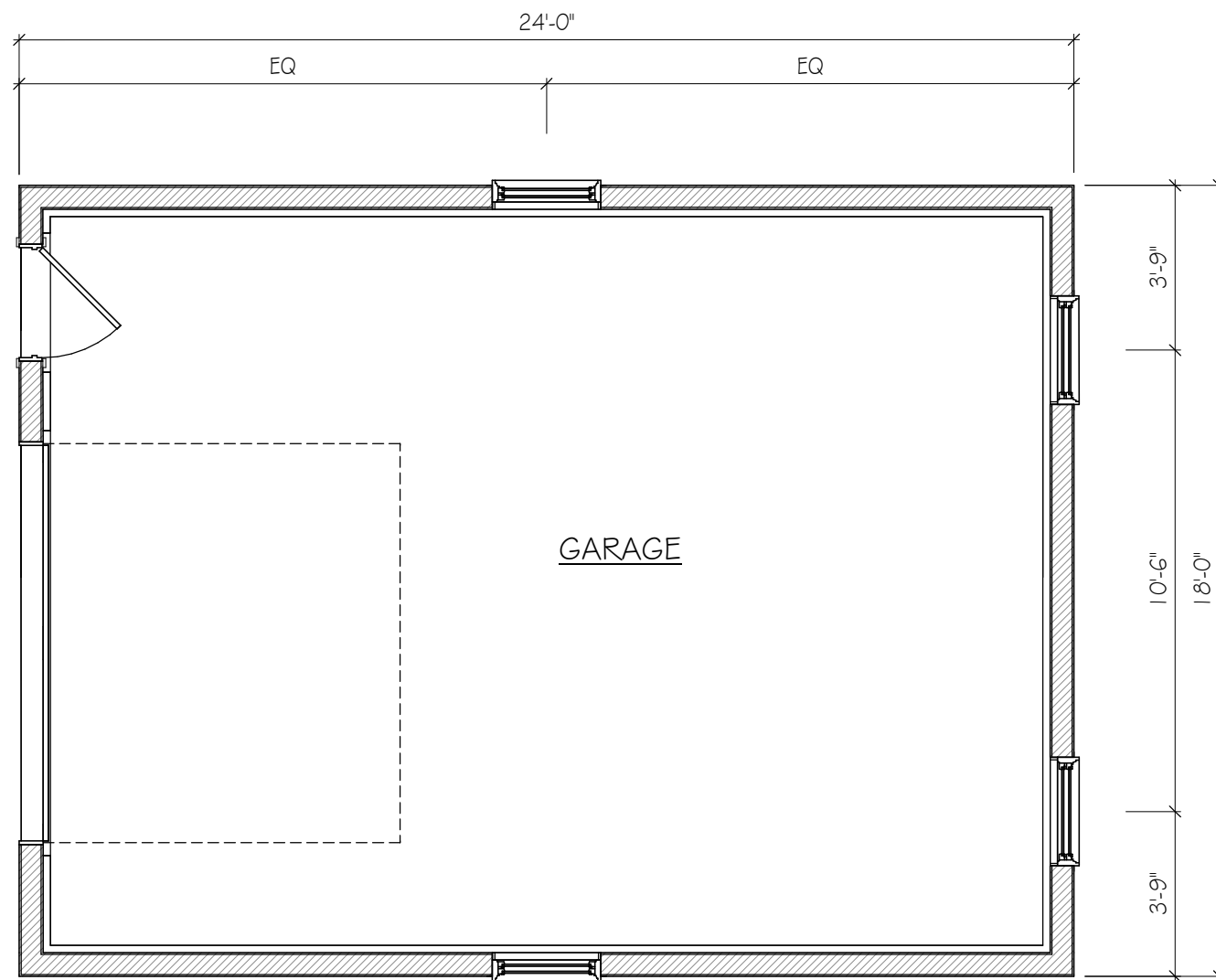
Proposed Renovation  
**Michael & Lisa MacLean**  
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 SV DESIGN 693 Main Street, Chatham, MA 02633 www.svdesign.com (t) 508.348.5485



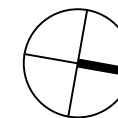
# PROPOSED GARAGE PLAN

1/4" = 1'-0"

SQ. FT.: 432



EXISTING VS. NEW CONSTRUCTION LEGEND	
	EXISTING PARTITIONS TO REMAIN
	NEW WALL CONSTRUCTION
E.T.R.	EXISTING TO REMAIN



Revisions		
#	Description	Date

PROPOSED GARAGE PLAN	
Scale: As Noted	Drawn By: CB
Date: 04/02/24	Checked By: PM

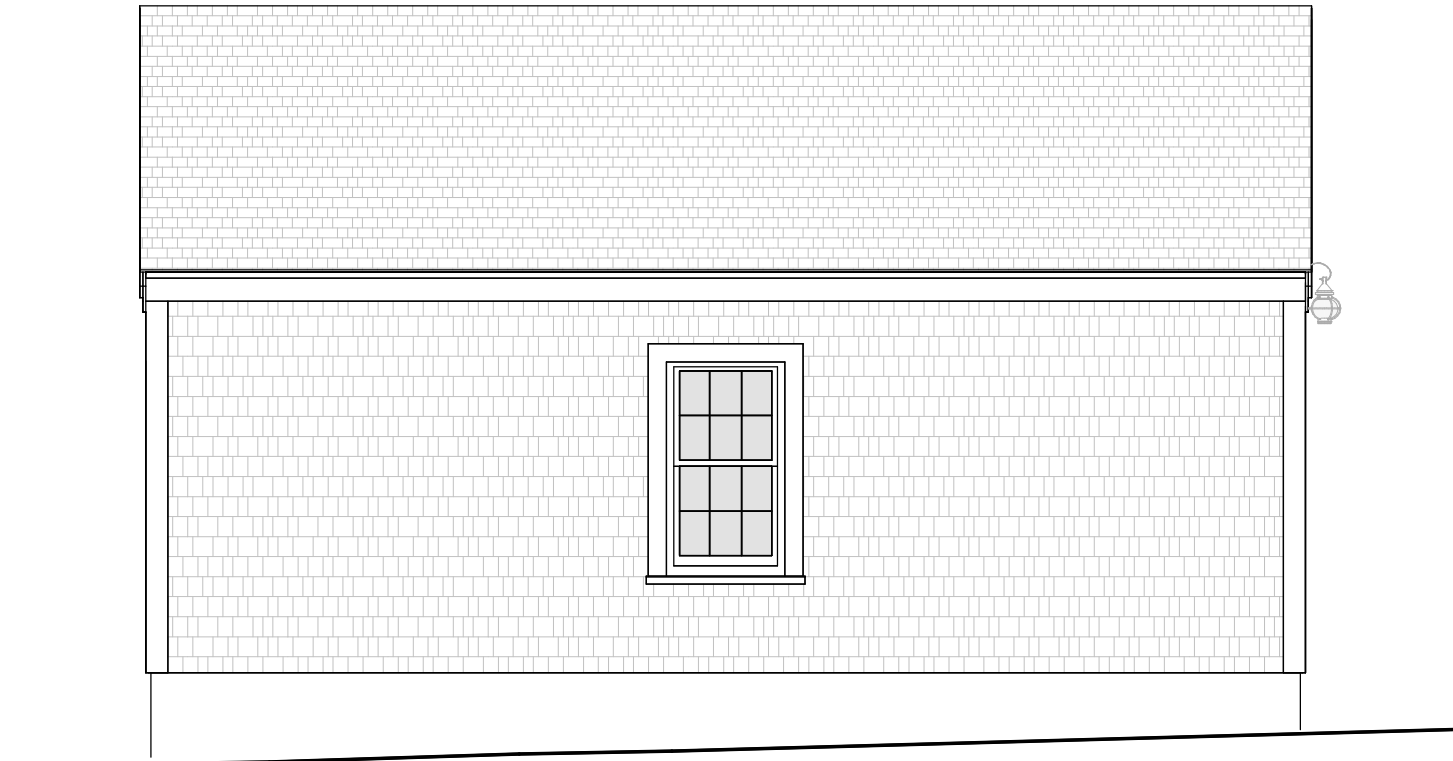
Proposed Renovation  
**Michael & Lisa MacLean**  
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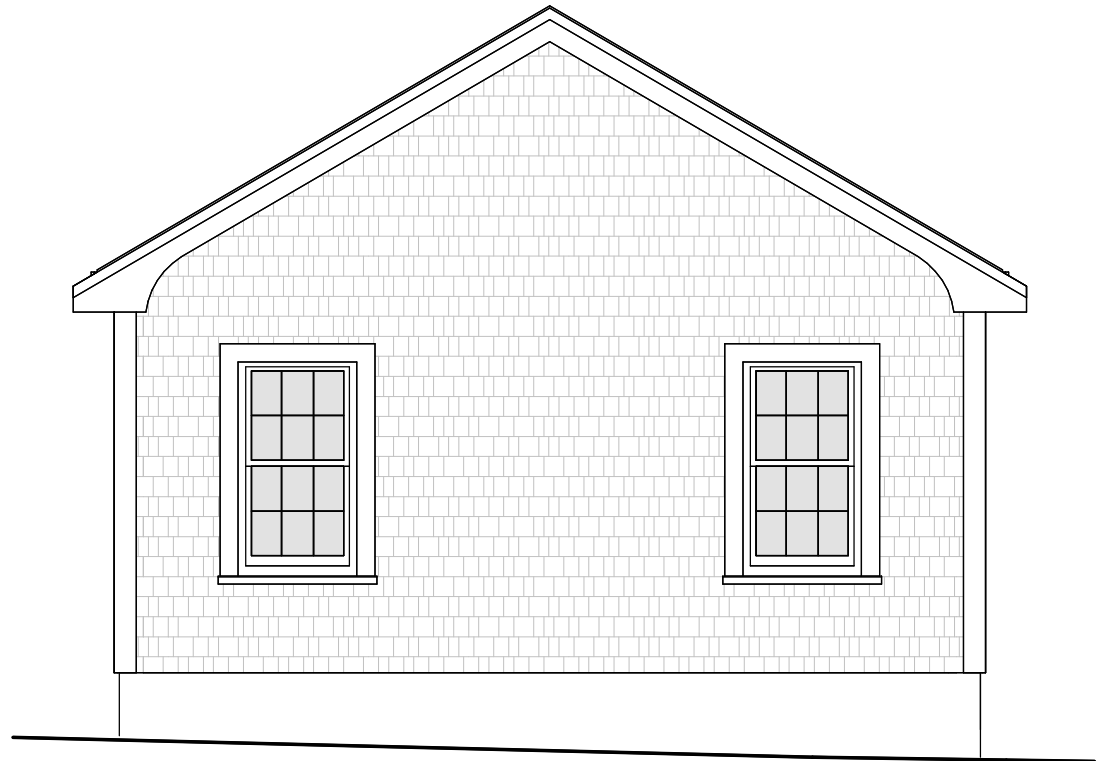
# Z10





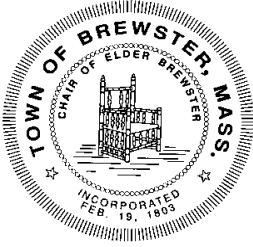


1 GARAGE - WEST  
1/4" = 1'-0"



2 GARAGE - NORTH  
1/4" = 1'-0"

Proposed Renovation <b>Michael &amp; Lisa MacLean</b> 38 Gladys Lane, Brewster, MA 02631 SV DESIGN 693 Main Street, Chatham, MA 02633 www.svdesign.com (t) 508.348.5485		EXTERIOR ELEVATIONS - GARAGE	
		Scale: As Noted Date: 04/02/24	Drawn By: CB Checked By: PM
<b>Revisions</b>			
#	Description	Date	By



## Brewster Zoning Board of Appeals

2198 Main Street  
Brewster, MA 02631-1898  
(508) 896-3701 x1168  
brewplan@brewster-ma.gov

### DEPARTMENT REVIEWS

#### Application #24-06

**APPLICANT:** Michael and Lisa MacLean  
**REPRESENTATIVE:** SV Design LLC – Paul Muldoon  
**MAP/LOT:** Map 49, Lot 60  
**PROPERTY ADDRESS:** 38 Gladys Lane

#### Received from:

**Historic District Committee**                      **Comments received from Erika Glidden**

- This address is scheduled for the HDC meeting on May 6 for renovations and addition of a one-car garage.

**Police Dept.**                      **Comments received from Lt. Charles Mawn**

- The Police department has no comments on this application.

**Health Dept.**                      **Comments received from Sherrie McCullough**

- The property lies outside Zone II and the DCPC.
- The property lies within the Cape Cod Bay Watershed
- The existing system is a 1983 Title 5 Septic System, with a flow of 330 gpd servicing an existing three-bedroom dwelling with town water.
- A Title 5 Septic Inspection Report is on file dated August 10, 2006.
- The proposed project will increase the existing septic flow from a three-bedroom dwelling to a four-bedroom dwelling therefore the existing septic system will need to be upgraded.
- A Building Waiver Application will need to be submitted for final review and sign off.

**Fire Dept.**                      **Comments received from Chief Moran**

- The new/renovated structure will be required to comply with current smoke and carbon monoxide detector regulations and placement.

**Building Dept.**                      **Comments received from Victor Stately**

- This is a curious property. According to the Assessor's records the house was constructed in 1983. The placement of the original house would have necessitated a Dimensional Variance. I used to have access to a file or two which indicated properties which received Zoning relief from the Board of Appeals. Do you happen to have these e-files that I can look at to see if any history exists for this property?

**Conservation Dept.**                      **Comments received from Bill Grafton**

- The property is located beyond Conservation jurisdictional boundaries. Conservation has no comments.

**Natural Resources Dept.**                      **Comments received from Chris Miller**

- The Natural Resources Department has no comments for this application.



TOWN OF BREWSTER, MA  
BOARD OF ASSESSORS  
2198 Main Street Brewster, MA 02631

Certified by:

**James M. Gallagher, MAA**  
**Deputy Assessor**

Abutters List Within 300 feet of Parcel 49/60/0

