



Zoning Board of Adjustment and
Planning Board
Site Visit
Monday, October 17, 2016, 5:30 PM
154 North Street, Tax Map 108, Lot 280

SITE VISIT NOTES
Approved 11/7/2016

Attendance

Zoning Board: Richard Collins, Carolyn Towle, Michael Hurd, Abigail Carman

Planning Board: Victor Bergeron, Bruce Kolenda

City Staff: Jane Taylor Mike McCrory

Applicant: Farhan Yaqoob

Site Visit began with review of the property adjacent to North Street.

Review and inspection: Unit 2 154 North St. (Premises includes rooms on 1st & 2nd floors)

- Missing smoke detectors observed throughout the unit.
- Question about requirements for emergency egress for second story apartments including size of windows and other standards.
- Review for compliance with building and fire safety code.
- Steepness of stairs to second floor – is it code-compliant?
- Upstairs rooms – second bedroom off the first: is this code compliant? What about egress?
- Access to basement not reviewed by attendees (partially blocked)

Review and inspection: Unit 1 156-A North St. (Premises on 1st floor only)

- Review for compliance with building code (e.g. railings, switch plates).
- No observed fire alarms
- Basement – strong smell of oil

Review and Inspection: Unit 3 156-B North St. (proposed new unit) (Premises on 2nd floor only)

- Appearance of occupancy in unit.
- Steepness of stairs to second floor – is it code-compliant?

Overall comments for site visit:

- Request review of unit by Fire Department for fire safety and code compliance. Fire Department requirements between two and three unit properties should be clarified. (Provide the applicant with information regarding level of improvement required.)
- Parking – layout of parking on the site needs to be clear.
- Plans to manage snow, garbage disposal.

Meeting concluded at 6:00 PM,

Michael McCrory

City Planner