

DEPARTMENT OF THE BUILDING INSPECTOR

RONALD S. ALARIE, INSPECTOR OF BUILDINGS

PATRICIA A. SHEEHAN, LOCAL INSPECTOR

The office of the Building Inspector is responsible for the enforcement of the Commonwealth of Massachusetts State Building Code and the Town of Shrewsbury Zoning Bylaw. Together, these codes regulate the construction and occupancy of buildings and structures and control the use, location and density of land and buildings within the Town of Shrewsbury.

In addition to the aforementioned functions, this office performs all clerical duties required of the Zoning Board of Appeals including the preparation of all notices, minutes of public hearings and the decisions of the Board. This department also issues plumbing and gasfitting permits and manages the plumbing and gasfitting inspection program.

BUILDING

During 2003, a total of 955 building permits were issued for various types of construction activities including the erection of new buildings, additions and alterations to existing structures and the installation of signs, swimming pools, wood and coal stoves and accessory structures. The valuation of all construction work under permit during this period totaled \$45,966,242. With respect to residential growth, permits were issued for

the construction of 96 new single-family homes and 35 condominium units of senior housing. In comparing this year's single family development with the number of homes constructed during the 1990's, we continue to see a moderation in the number of housing starts that was first observed in 2000. From 1992 to 1999, an average of 240 new dwellings were constructed annually, which is significantly higher than the average of 132 units built during the past four years. This was the first year since 1989 when we have seen annual total of less than 100 new homes constructed. The decline in new starts, however, has been off-set with a steady rise in permits issued for the expansion, alteration and improvements to the town's existing residential stock.

PLUMBING

Mr. Frank A. Turo and Mr. David P. Lyons, are Shrewsbury's Inspector of Plumbing and Gasfitting and Alternate Inspector, respectively. Together, these gentlemen perform the inspection and enforcement duties required by the Massachusetts State Fuel Gas and Plumbing Code. There were 574 plumbing and 493 gasfitting permits issued during the past year.

TABULATION OF BUILDING PERMITS

	Building Classification	Permits	Valuation
1. New Dwellings	Single-Family	96	\$21,528,712
	Two-Family	0	0
2. Apartments/Condos	New	34 (units)	3,457,050
	Alterations	4	97,866
3. Additions, Alterations, Repairs-Res.		345	12,046,469
3a. Siding, Roofing, Window Replacement		180	1,518,191
4. Garages	Residential	22	484,200
	Non-Residential	0	0
5. Signs		32	310,456
6. Swimming Pools		75	981,560
7. Commercial	New	5	311,500
	Additions, Alterations	46	4,232,918
8. Industrial	New	0	0
	Additions, Alterations	4	395,000
9. Demolition, Relocation		16	107,360
10. Other (Sheds, Stoves, etc.)		<u>96</u>	<u>494,960</u>
	TOTALS	955	\$45,966,242

PERMIT RECEIPTS

Building Permits and Inspection Fees	\$272,871
Plumbing and Gasfitting Permits	36,842
Miscellaneous Receipts	2,373
TOTAL RECEIPTS	\$272,871

ZONING BOARD OF APPEALS

Anthony M. Salerno, Chairman	(2004)
Paul M. George, Clerk	(2004)
Melvin P. Gordon	(2004)
Ronald I. Rosen	(2005)
Bridget P. Murphy	(2005)

ASSOCIATE MEMBERS

Fred C. Confalone	(2004)
David A. L'Ecuyer	(2004)
Robert P. Mahowald	(2004)
Jonathan B. Wright	(2004)

The Zoning Board of Appeals is established in accordance with the provisions of Chapter 40A, Section 12, of the Massachusetts General Laws to hear and decide appeals relative to the administration of the Zoning Bylaw. The board is empowered to grant relief from the literal enforcement of the bylaw and to issue special permits for the use of buildings or land as regulated therein. Public hearings are generally conducted on the fourth Wednesday of each month at 7:00 P.M. in the Selectmen's Room, Richard D. Carney Municipal Office Building.

Town Report 2003

There were 112 public hearings conducted during 2003 at which time appeals for 91 variances and 54 special permits were presented. The board's decisions resulted in the issuance of 49 special permits and the granting of 74 variances. There were 5 appeals withdrawn prior to the board rendering its decision.