

Savage-Dunham, Mary

From: Savage-Dunham, Mary
Sent: Monday, February 4, 2019 8:35 AM
To: Savage-Dunham, Mary
Subject: FW: [MassPlanners] Regulation of Roof Decks

Good morning PB members, AdCom Liasons, and Susan and Emily,

I put a questions regarding the regulation of roof decks out on the Planners Listserv to see how other communities handle these, if at all. The email thread below has the two responses received so far in it.

Thank you,

Mary



Town of Hingham Massachusetts

**Mary Savage-Dunham, AICP,
CFM**

Director of Community Planning
Town of Hingham
210 Central Street
Hingham, MA 02043
O: (781) 741-1419
C: (781) 561-6304

dunhamm@hingham-ma.gov
www.hingham-ma.gov

From: Carolyn Britt [mailto:cbritt@communityinvestment.net]
Sent: Friday, February 1, 2019 3:33 PM
To: Douglas Finn <dfinn@edgartown-ma.us>; Savage-Dunham, Mary <dunhamm@hingham-ma.gov>
Cc: Mass planners <massplanners@cs.umb.edu>
Subject: Re: [MassPlanners] Regulation of Roof Decks

Mary,

When I was working in Rockport a few years ago, we would have many applications coming in for decks on roofs. In the dense areas of downtown these became unsightly, and neighbors could look down into everyone else's business. This zoning change was a small effort to not allow decks above the second floor. There is a restriction to 2 1/2 stories in the zoning, so the deck could be located over the first floor, accessible from the second, or above the second floor, accessible by the half story, but not on the roof.

DECK: An unroofed platform, typically with plank flooring, enclosed by siding that meets the current building codes and that consists of either the building, railings with spaced balusters, cable, or transparent siding. No deck shall be constructed above the elevation of the highest habitable story of the structure. (Added FTM 9/12/11)

Best wishes,

Carolyn

Carolyn Britt, AICP
Community Investment Associates
P.O. Box 235
Ipswich, MA 01938
(978) 356-2164
(978) 317-2145 (cell)
(978) 356-9881

On 2/1/2019 1:26 PM, Douglas Finn wrote:

For Edgartown:

10.1.C.2. Elevated Decks & Elevated Porches

a. Definition:

For the purpose of this bylaw, an elevated deck or elevated porch is any accessible walking surface larger than 8' in any dimension, and more than 7'-6" above the mean natural grade.

b. Permitted Uses:

- i. They shall be constructed entirely above livable area including first floor porches and decks (not patios or terraces on grade.)
- ii. The walkable surface area of the deck or elevated porch shall not be higher than the level of the second floor of the dwelling.

c. Exception:

Elevated decks or porches not meeting these criteria may be granted a special permit by the Special Permit Granting Authority provided that the proposed deck or porch is based on historical precedent such as a widow's walk or is designed as an integral part of the dwelling and, in the opinion of the Special Permit Granting Authority, is not out of keeping with the architecture of Edgartown.

YMMV... :)

- Doug.

Douglas Finn, Administrative Assistant
Edgartown Planning Board
70 Main Street, PO Box 1065
Edgartown, MA 02539
508-627-6170
dfinn@edgartown-ma.us

On Fri, Feb 1, 2019 at 1:11 PM Savage-Dunham, Mary <dunhamm@hingham-ma.gov> wrote:

Good afternoon Planners,

I am interested in how you handle roof decks in your community. Do you have a separate regulation for them by any chance, or do you assume they are a permitted use?

Thank you in advance for any guidance!

Mary Savage-Dunham
Town of Hingham

MassPlanners mailing list
MassPlanners@cs.umb.edu
<http://mailman.cs.umb.edu/listinfo/massplanners>

MassPlanners mailing list
MassPlanners@cs.umb.edu
<http://mailman.cs.umb.edu/listinfo/massplanners>

--

Carolyn Britt, AICP
Community Investment Associates
P.O. Box 235
Ipswich, MA 01938
(978) 356-2164
(978) 317-2145 (cell)
(978) 356-9881

