



DATE POSTED: 2025 MAY 19 PM 12: 02
Town Clerk Use Only

MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A § 20 Act relative to extending certain COVID-19 measures adopted during the state of emergency

ZONING BOARD OF APPEALS

Name of Board or Committee

Address: Zoom Conference join via the web link or Dial in

Link: <https://us06web.zoom.us/j/84536964695?pwd=ZexUmuT4WLQaSeDvXPfYUfYKxB2gyC.1>

Meeting ID: 845 3696 4695

Passcode: 179305

Dial by your location +1 646 558 8656 US (New York)

Find your local number: <https://zoom.us/u/absDsj3qlP>

Tuesday	May	27	2025	7:30 PM
Day of Week	Month	Date	Year	Time

Agenda or Topics to be discussed listed below (That the chair reasonably anticipates will be discussed)

7:30 PM 7-9 Rolleston Road – Heather and Brett Rosenbaum Steven Rosenthal – demolition of an existing non-conforming single-family home and shed and the construction of a new single-family home located in the Single Residence and Shoreline Single Residence District. The newly constructed single-family home will encroach into the rear yard setback.

7:30 PM 15 Auburndale Road – Christopher Grohe – construction of an existing non-conforming detached garage and the construction of a new garage located in the Single Residence District. The newly constructed garage will have less than the required lot area, frontage, parking, open area, front yard setback, side yard setback, rear yard setback, and will exceed the 10% expansion limits for non-conforming buildings.

7:45 PM 132 Washington Street – Stephanie Brocoun – construction of an addition to the rear of an existing non-conforming commercial two-story building and the change of use from non-residential to mixed use (commercial and residential) located in the Unrestricted District. The proposed addition will encroach on the side yard setback and the proposed change of use will see the second floor of the existing building converted from an office space to a residential use.

7:45 PM 340 Ocean Avenue – Nathaniel Walton – demolition of an existing non-conforming, single-family home on a non-conforming lot and to construct in its place a 2.5 story single-family home located in the

Expanded Single Residence District. The newly constructed home will have less than the required lot area and encroach into the side and rear yard setbacks.

8:00 PM 13 Cloutman's Lane – Karin McCarthy, Trustee – ADMINISTRATIVE HEARING – reduce scope of work from previously approved Special Permit to include the removal of second floor addition and an extension of an existing shed dormer.

8:00 PM 185 Pleasant Street – 185 Pleasant Street, LLC – vary the application of the present Zoning By-Law by allowing a Special Permit for a change of use from a combined residential and non-residential building to a converted dwelling with commercial use on the first floor located within the B1 District.

8:15 PM 37 Brookhouse Drive – Sean Riley and Olympia Panagopoulos – construction of additions to a pre-existing non-conforming single-family dwelling with less than required front and side yard setback on a non-conforming corner lot having less than required lot width and rear lot line, located a Single Residence District. The proposed construction will be located partially within the front yard setback and exceed the 10% expansion limits for a pre-existing non-conforming building but will otherwise conform to all other dimensional requirements of the By-Law.

8:15 PM 46 Harbor Avenue – Tyler Dittrich – construction of a new, detached garage on a lot with less than the require lot area, lot width, frontage, and side yard setbacks located in the Expanded Single Residence District.

1. **New Business Topics:**

Approve meeting minutes from March 25, 2025

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Engineering Department

Date: May 19, 2025