



MEETING AGENDA

DATE POSTED:

Town Clerk Use Only

2025 JUN 17 PM 12:57

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

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	June	24	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 10 Rolleston Road – Jill Adler – construction of an addition to a pre-existing non-conforming single-family dwelling with less than required frontage and that exceeds the maximum height requirement located in the Shoreline Single Residence and Single Residence Districts. The proposed addition will exceed the maximum height requirement, encroach on the rear- and side-yard setbacks, and exceed the 10% expansion limit for a non-conforming structure. **(Applicant requests to continue hearing to July 22, 2025).**

7:30 PM 12 John's Road – Christos Viorees, Trustee Johns Road Realty Trust – demolition of an existing non-conforming single-family dwelling on a lot with less than the required lot area, frontage, rear, side and front yard setbacks located in the Single Residence District. The applicant proposes to build in its place a new non-conforming single-family dwelling with the same dimensional non-conformities that will also have less than the required Open Area and will exceed the allowed 10% expansion limit.

7:45 PM 13-15 Maverick Street – Elena Nellson – construction of a garage addition to a pre-existing, non-conforming, two-family dwelling on a lot with less than the required lot area, front yard setback, and height located in the Single Residence District. The proposed addition will encroach on the side-yard setback and will also have less than the required Open Area and will exceed the 10% expansion limit.

7:45 PM 15 Auburndale Road – Christopher Grohe – (continued from May 27, 2025 – no evidence taken) 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.

8:00 PM 132 Washington Street – Stephanie Brocoum – (continued from May 27, 2025 – evidence taken) – 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.

8:00 PM 10 Darling Street – Roy and Carole Brindamohr – construction of an addition to a pre-existing non-conforming single-family dwelling on a lot with less than the required lot area, side-yard setback, and parking in the Unrestricted and Central Resident District. The proposed addition will encroach on the side-yard setback and will also have less than the required Open Area.

1. **New Business Topics:**

Approve meeting minutes from March 25, 2025, April 22, 2025, May 27, 2025

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Engineering Department

Date: June 17, 2025