



DATE POSTED:

Town Clerk Use Only

2025 JUL 16 AM 11:07

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

VIRTUAL MEETING

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	July	22	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 Administrative matters – Board member and Chairperson appointees.

7:30 PM 422 Ocean Avenue – Rodger Altreuter – construction of a one-story addition on an existing single-family dwelling with less than the required lot area, front and side yard setbacks, and that exceeds the height requirements located in the Expanded Single Residence District and Shoreline Expanded Single Residence District. The proposed addition will encroach into the side and front yard setbacks.

7:30 PM 19 Garden Road – Nisha Austin – construction of two new sheds on a non-conforming single-family lot located at in the Single Residence District. The new sheds will encroach on the side yard setback.

7:45 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. **(Continued from June 24, 2025 – no evidence taken).**

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. **(Continued from June 24, 2025 – no evidence taken).**

8:00 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 building 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. **(Continued from June 24, 2025 – no evidence taken).**

8:00 PM 27 Sparhawk Terrace – Edward Nilsson – appeal to the Zoning Board of Appeals following an action taken or not taken, or determination made, by the Building Commissioner. This action is the failure to take a requested enforcement action for a dwelling located in a Single Residence District.

8:15 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. **(continued from June 24, 2025 – evidence taken)**

8:15 PM 32 Smith Street – Eric S. Ganezer and Tamar R. Skowronski – construction of additions to a pre-existing non-conforming single-family dwelling with less than required front and side yard setback on a conforming lot, located in a Single Residence District. The proposed construction will be located partially within the front yard setback but will otherwise conform to all other dimensional requirements of the By-Law.

1. **New Business Topics:**

Approve meeting minutes from March 25, 2025, April 22, 2025, May 27, 2025, June 24, 2025

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Engineering Department

Date: July 16, 2025