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2024 OCT 15 PM 12:03

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

Tuesday	October	22	2024	7:30 PM
Day of Week	Month	Date	Year	Time

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>

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

1. New Business Topics: Hearings for Special Permit, or Variance, or Both

7:30 PM 3 Bridge Street – Page Connolly Minshall – construct an addition to a pre-existing non-conforming single-family dwelling having less than the required Front Yard and Side Yard Setback and exceeding the allowed Height on a non-conforming lot. The Lot has less than the required Lot Area and is in the Expanded Single Residence District. The proposed construction includes the demolition of the existing attached garage and construction of a new attached garage. The proposed construction will be partially located within the Front Yard and Side Yard setbacks and will increase the Gross Floor Area by more than the allowed (10%) percent.

7:30 PM 66 Pleasant Street – CenterCorp 66 Pleasant Street LLC – change the use of Lot A from vacant land to a two-family residential use and permit the construction of a dimensionally conforming building on Lot A. The property is in the Unrestricted District and Central Residence District. Compliant parking will be provided.

7:45 PM 45 Lincoln Avenue – Scott Clarke – demolish two existing non-conforming accessory structures (a shed and garage) and construct a new, non-conforming garage. The new garage will exceed the Side Yard Set Back requirements and increase the Gross Floor Area and reduce the Open Area Ratio. Property is in the Expanded Central Residence District.

7:45 PM 30 Rose Avenue – William and Kiera Scatchard – construct a second-floor addition on a pre-existing non-conforming house with less than the required Lot Area, Lot Width, Frontage, and Side Yard Set Back. The new non-conformities are less than the required Lot Area, Lot Width, Frontage, and Side Yard Set Back. Lot is in the Single Residence District.

8:00 PM 8 Beverly Avenue – Molly Monaco – extend front entry and add rear deck on a preexisting non-conforming property with less than the required lot area, front and side yard setback, located in the Single Residence District. The new construction will be within the front and side yard setback. **(continued from September 24 - evidence taken)**

8:00 PM 7 Carlton Road – Mark MacIsaac and Sarah Schade – construct an addition to a pre-existing non-conforming single-family dwelling with less than required Side Yard Setback on a non-conforming Lot having less than required Lot Area and Frontage, located in a Single Residence District. The proposed construction will be located partially within the Side 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 33 Rockaway Avenue – Edward and Holly Austin – construct a first-floor addition to an existing single-family dwelling on a lot with less than the required Lot Area, Lot Width, Frontage, Front Yard Setback, Side Yard Setback, and less than the required Open Area Ratio. This project is located within the Single Residence District.

8:30 PM 170 Jersey Street – Julie Fitzgerald, TTE – construct second floor addition, porch and stairs to an existing single-family dwelling on a preexisting non-conforming property with less than the required frontage and side yard setback, located in the Shoreline Single Residence District. The new construction exceeds the 10% expansion limits for a non-conforming building and is within the side yard setback. **(continued from September 24 - evidence taken)**

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty
Posted by: Clerk, Engineering Department
Date: October 15, 2024