



DATE POSTED: RECEIVED  
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2024 JUL 11 PM 12:07

## 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

**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/absDsJ3qIP>

<b>Tuesday</b>	<b>July</b>	<b>23</b>	<b>2024</b>	<b>7:30 PM</b>
Day of Week	Month	Date	Year	Time

**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 6 Abbot View Lane – John Godfrey** – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, frontage, front and side yard setback, located in the Expanded Single Residence District.

**7:30 PM 8 Marion Road – Jessica Pingree** – construct an addition to an existing single-family dwelling 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 exceed the allowed 10% increase for a non-conforming building.

**7:45 PM 1 Mansion Road – Mansion Road Realty Trust** – remove an existing single-family dwelling and reconstruct a new single-family dwelling on a preexisting non-conforming property with less than the required lot area, and rear yard setback, located in the Single Residence District. The new construction will exceed the allowed 10% increase for a non-conforming building and be within the side yard setback.

**7:45 PM 5 Eustis Road – Mark and Kristen Fazio** – construct a 2-story garage on a vacant lot with less than the required lot area, lot width, and lot frontage located within a Shoreline Expanded Single Residence District. The new construction will be within the rear and side yard setback.

**8:00 PM 13 Cloutman’s Lane – Karin McCarthy, Trustee of CH McCarthy Trust** – construct additions to an existing single-family dwelling on a preexisting non-conforming property with less than the required front, rear and side yard setback, located in the Single Residence District. The new construction will be within the rear and side yard setback and exceed the 10% expansion limits for non-conforming buildings.

**8:00 PM 1 Corinthian Lane – 1 Corinthian Lane LLC** – construct additions to an existing single-family dwelling and detached garage on a preexisting non-conforming property with less than the required lot area, front, rear and side yard setback, open area and required parking located in the Shoreline Expanded Single Residence District. The new construction will be within the front, rear and side yard setbacks.

**8:15 PM 80 Naugus Avenue – Maxwell Solomon** – construct an addition to a single-family dwelling on a preexisting non-conforming property with less than the required front and side yard setbacks and required parking, located in a Shoreline Single Residence District. The new construction will have less than the required front yard and side yard setbacks, exceed the maximum allowed height limit and exceed the allowed 10% expansion limit.

**8:15 PM 66 Pleasant Street – 66 Pleasant Street LLC** – change of use from a conforming use, a bank, to a two-family residential use, a use allowed by special permit. The property is in an Unrestricted District. The new construction will conform to all zoning dimensional requirements.

**8:30 PM 388 Ocean Avenue – Brian B. and Molly P. Teets**– demolition of an existing detached garage and the construction of a new detached garage in the same footprint, on a lot having less than the required lot area, located in an expanded single residence district. The proposed construction will be partially within the front and rear yard setbacks and exceed expansion limits on the pre-existing non-conforming building by more than the allowed 10% but will otherwise conform to all other dimensional regulations on the by-law. **(continued from May 28, 2024 – no evidence taken).**

**8:30 PM 84 Harbor Avenue – Jerome and Holly O’Neill** – construct a new single-family dwelling which will replace an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage, rear and side yard setbacks and exceeds the height maximum located in the Shoreline Expanded Single Residence District. **(continued from May 28, 2024 – evidence taken).**

**THIS AGENDA IS SUBJECT TO CHANGE**

**Chairperson:** William Moriarty

**Posted by:** Clerk, Engineering Department

**Date:** July 11, 2024