



DATE POSTED:

Town Clerk Use Only

2024 AUG 16 AM 10:50

MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §§18-25 and the Governor's Executive order

ZONING BOARD OF APPEALS

Name of Board or Committee

Tuesday	August	27	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 35 Pickwick Road – Shana Smith – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, lot width and side yard setback, located in the Single Residence District. The new construction will be within the side yard setback.

7:30 PM 277 Washington Street – Tanis Yanetti – construct an addition to an existing building and change the use from mixed use to 2 family dwelling on a preexisting non-conforming property with less than the required side yard setback, located in the Business Residential District. The new construction will be within the side yard setback.

7:45 PM 18 Everett Paine Boulevard – Mark and Macall Zimmerman – demolish an attached garage and construct an attached 3 story addition with living space and garage to an existing single-family dwelling on a preexisting non-conforming property with less than the required frontage and side yard setback, located in a Single Residence District. The new construction will be within the side yard setback and exceed the 10% expansion limits for non-conforming buildings.

7:45 PM 28 Bubier Road – Kerry-Frances Bourne -- remove an existing deck and construct a new expanded deck to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, frontage and side yard setback, located in the Single Residence District. The new construction will be within the side yard setback.

8:00 PM 94 Nanepashemet – Charles Pendleton – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, frontage, front, rear and side yard setback, located in the Expanded Single Residence District. The new construction will be within the rear yard setback.

8:00 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 June 25, 2024 – no evidence taken)

8:15 PM 13 Buena Vista Road – Andrew Hench and Kristin Angell -- remove existing steps, construct new steps and porch with roof and construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required frontage and front yard setback, located in the Single Residence District. The new construction will be within the front yard setback.

8:15 PM 8 Washington Street Brayton Cherry – construct a new dormer, demolish existing deck stairs, construct new stairs and walkway at an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area and side yard setback, located in the Central Residence District. The new construction will be within the side yard setback.

8:30 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. **(continued from July 23, 2024 – evidence taken)**

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Engineering Department

Date: August 16, 2024