



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/absDsj3qLP>

Tuesday	August	26	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 17 Longview Drive – Sarah Laurello to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of a new shed on a non-conforming single-family lot with less than the required Side Yard Setback located in the **SINGLE RESIDENCE DISTRICT**. The new shed will encroach on the Side Yard Setback

7:30 PM 1 Hibbard Road – Rick Gayne to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of an attached addition that will be used as an ADU on a single-family lot with less than the required Parking located in the **SINGLE RESIDENCE DISTRICT**. The new addition will encroach on the Front Yard Setback.

7:45 PM 2 Wyman Road – Andrea Zeren and David Selden to vary the application of the present Zoning By-Law by modifying a previously issued Special Permit allowing the construction of an addition to a pre-existing non-conforming single-family dwelling with less than the required Front Yard Setback located in the **SINGLE RESIDENCE DISTRICT**.

7:45 PM 14 Hawkes Street – 14 Hawkes Street Marblehead LLC to vary the application of the present Zoning By-Law by allowing the construction of an addition to a detached garage located on Lot with less than required Open Area Ratio and Parking, with a pre-existing non-conforming multi-family residence having less than required Side Yard Setback located in a **BUSINESS RESIDENTIAL DISTRICT**. The proposed construction consists of the

construction of a second-floor addition to an existing detached garage that will reduce the Open Area Ratio and exceed the 10% expansion limits for a pre-existing non-conforming building.

8:00 PM 7 Conant Road – Donald and Helena Dowling to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of a covered porch on a pre-existing non-conforming dwelling with less than the required Lot Area, Lot Width, Frontage, Front Yard Setback, Side Yard Setback, and Tandem Parking located in the **SINGLE RESIDENCE DISTRICT**.

8:00 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).**

8:15 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. **(Continued from July 22, 2025 – no evidence taken).**

8:15 PM 57 Gregory Street – David and Amy Tyrrell to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of additions to a pre-existing non-conforming multi-family residence with less than required Lot Area, Front Yard Setback, Side Yard Setback, Parking, Open Area, and that exceeds the maximum allowed Height located in the **GENERAL RESIDENCE DISTRICT**. The additions will encroach into the Rear Yard Setback.

8:30 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 July 22, 2025 – evidence taken).**

8:30 PM Town Charter Commission Discussion

1. **New Business Topics:**

Approve meeting minutes from July 22, 2025

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Engineering Department

Date: August 6, 2025