



DATE POSTED:

Town Clerk Use Only

2025 SEP 12 AM 9:36

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	September	23	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 13 Cloutman's Lane – Karin McCarthy – request to vary the application of the present Zoning By-Law by requesting an alteration to a previously issued Special Permit that will result in a smaller project with only a one-story addition being added to the rear of the single-family dwelling with less than the required Front, Rear, and Side Yard Setback located in the Single Residence District.

7:30 PM 98 Evans Road -- Michael Buscanera – request to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of a second-floor addition and the rebuilding of the first-floor exterior walls on a single-family dwelling with less than the required Front and Side Yard Setback located in the Single Residence District.

7:45 PM 132 Front Street – Adam and Whitney Gray – request to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of a two-story addition with a roofed deck on the rear side of the single-family home with less than the required Lot Area and Side Yard Setback located in the Shoreline Central Residence District. The new construction will encroach on the Side Yard Setback and exceed the 10% Expansion Limit.

7:45 PM 50 Beacon Street – Kevin and Kathleen Lane – request 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

single-family dwelling with less than the required Front, Side, and Rear Yard Setback, Open Area, and Parking located in the Shoreline Single Residence District.

8:00 PM 13-15 Maverick Street – Elena Nellson – (Cont. from August 26, 2025 – no evidence taken) – request to vary the application of the present Zoning By-Law by allowing a Special Permit for the 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.

8:00 PM 19 Garden Road – Nisha Austin – (Cont. from September 23, 2025 – no evidence taken) – request to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of two new sheds on a non-conforming single-family lot located in the Single Residence District. The new sheds will encroach on the side yard setback. **(APPLICANT REQUESTS TO CONTINUE TO OCTOBER 28, 2025 – no evidence taken).**

8:00 PM 10 Rolleston Road – Jill Adler – (Cont. from August 26, 2025 – no evidence taken) – request to vary the application of the present Zoning By-Law by allowing a Special Permit for the 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.

8:15 PM 45 Norman Street – Ramsay and Lisa Hoguet – request to vary the application of the present Zoning By-Law by amending a previously issued special permit for a single-family home that is on a non-conforming parcel with less than the required Lot Area, Lot Width, Frontage, Front and Side Yard Setback by raising the previously approved single-family dwelling by one (1) foot located in the Single Residence District.

8:30 PM 1 Hibbard Road – Rick Gayne (Continued from August 26, 2025 – evidence taken) – request to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction 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.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Engineering Department

Date: September 12, 2025