



DATE POSTED:

Town Clerk Use Only

2025 OCT 22 AM 8:22

MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §§18-25

ZONING BOARD OF APPEALS

Name of Board or Committee

VIRTUAL MEETING

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	October	28	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 1-3 Essex Street – Ruthy LLC – to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of a new addition to a non-conforming mixed-use structure located at located in the **B1 District**. The new addition will have less than the required Lot Area, Open Area, Parking, Exceed the Height requirements, and exceed the 10% expansion limits for a non-conforming building. **(APPLICANT REQUESTS TO CONTINUE HEARING TO JANUARY 28, 2026 at 7:30 PM)**

7:30 PM 27 Ruby Road -- Linda Enrico and John Staker – to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of a second floor addition and a new shed on a pre-existing non-conforming lot with less than the required Lot Area, Frontage, Front Yard Setback and Rear Yard Setback located at **27 Ruby Avenue** in the **Single Residence District**.

7:30 PM 14 Hawkes Avenue – 14 Hawkes LLC – ADMINISTRATIVE HEARING – request to reduce scope of work for the construction of an addition that will reduce square footage and use the existing footing/grade beam along the front wall.

7:45 PM 405 Ocean Avenue – Lisa M. Jones and Daniel R. Jones – 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 that exceeds the allowed Height and that has less than the required Side Yard Setback located at in the **Expanded Single Residence District and the Shoreline Expanded Single Residence District**.

7:45 PM 56 Cloutman's Lane – Brooke Goodwin-Fullerton and Cody Fullerton – 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 that has less than the required Front Yard Setback and Side Yard Setback located in the **Single Residence District**. The new additions will encroach into the Front and Side Yard Setback and will exceed the 10% expansion limits for a non-conforming building.

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 HEARING TO JANUARY 28, 2026 at 7:45PM)**

8:00 PM 52 Beacon Street – Carolyn and David Strutton – to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of additions to the first and second level of the existing dwelling and a new roofed porch on a pre-existing non-conforming single-family dwelling located in the **Shoreline Single Residence District**. The new additions will encroach into the Rear and Side Yard Setbacks and exceed the 10% expansion limits for a non-conforming building.

8:15 PM 1 Hibbard Road – Rick Gayne – (Continued from September 23, 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. **(APPLICANT REQUESTS TO CONTINUE HEARING TO JANUARY 28, 2026 at 7:45PM)**

8:15 PM 98 Evans Road -- Michael Buscanera – (Continued from September 23, 2025 – evidence taken) – 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.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Engineering Department

Date: October 22, 2025