



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/absDsj3q1P>

Tuesday	November	25	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 132 Front Street – Adam and Whitney Gray – (Cont. 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 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.

7:30 PM 13-15 Maverick Street – Elena Nellson – (Cont. 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 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.

7:45 PM 1-7 Pleasant Street – Old Town Properties – request to vary the application of the present Zoning By-Law by allowing a Special Permit for a change of use from a retail/office use to a converted dwelling use with four dwelling units located in the Unrestricted District.

7:45 PM 14 Madison Road – Mark Holland – 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 the required Front, Side, and Rear Yard Setbacks located in the Single Residence District. The new addition will encroach into the Front Yard Setback.

8:00 PM 20 Euclid Avenue – Kevin and Caroline Wojtas – request to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of one-story additions to a single-family dwelling with less than the required Lot Area and Rear Yard Setback located in the Single Residence District. The new additions will encroach into the Rear Yard Setback and exceed the 10% expansion limits for a non-conforming building.

8:00 PM 45 Ruby Avenue – Jonathan and Deborah Golub-Sass – 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 and Side Yard Setbacks located in the Single Residence District. The new additions will encroach into the Front and Side Yard Setbacks, reduce the Open Area Ratio, and exceed the 10% expansion limits for a non-conforming building.

8:15 PM 43 Norman Street – Janet & Robert Doyle – request to vary the application of the present Zoning By-Law by allowing a Special Permit for the demolition of an existing room and the construction of a new addition on a single-family dwelling with less than the required Front and Side Yard Setbacks located in the Single Residence District. The new addition will encroach into the Side Yard Setback.

8:15 PM 185 Pleasant Street – 185 Pleasant Street LLC – request to vary the application of the present Zoning By-Law by allowing a Special Permit for the installation of dormers on a non-conforming mixed-use structure located in the B1 District.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty
Posted by: Clerk, Engineering Department
Date: November 18, 2025