



## 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>

<b>Tuesday</b>	<b>March</b>	<b>24</b>	<b>2026</b>	<b>7:30 PM</b>
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 9 Maple Circle – Maple Circle Marblehead LLC – (Continued from January 27, 2026 – no evidence taken)** to vary the application of the present Zoning By-Law by allowing a Special Permit or Variance for the division of the property into two building lots; the creation of Lot 1, which will have less than the required Lot Width, and the creation of Lot 2, which will have less than the required Frontage and Lot Width, and the construction of a single-family dwelling on Lot 2. The existing dwelling on Lot 1 has less than required Front and Side Yard Setbacks and is located in the **Single Residence District**.

**7:30 PM 6 Woodfin Terrace Street – Jeffery B. Whitmore and Jenifer T. Whitmore, Trustees of the 6 Woodfin Realty Trust** – to vary the application of the present Zoning-By Law by allowing a Special Permit for construction of a second floor addition to an existing non-conforming building will have less than required Rear Yard Setback, Side Yard Setback, Open Area Ratio, Parking, and exceeds 10% expansion in the **Unrestricted District**.

**7:45 PM 1 & 3 Devereux Street – Jennifer Smith and Richard Katz** – to vary the application of the present Zoning-By Law by allowing a Special Permit to unmerge 1 & 3 Devereux Street into two separate single family dwellings on pre-existing nonconforming single residence lots, 1 Devereux Street will have with less than the required side yard setback and 3 Devereux Street will have less than required Lot Area, Frontage. The lot is in the **Single Residence District**.

**7:45 PM 11 Village Street – Christopher Brolly** – to vary the application of the present Zoning-By Law by allowing a Special Permit for the construction of an addition to the existing single-family dwelling on a pre-existing nonconforming lot with less than the required Front Yard Setback, Side Yard Setback, located in the **General Residence District**.

**8:00 PM 16 Rainbow Road – Mark and Jenna Rowe** – to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of an addition to a conforming single-family dwelling on a lot having less than required Lot Frontage, located in a **Single Residence District**. The proposed addition to the dwelling will be partially located within the Side Yard Setback but will otherwise conform to all other Dimensional Regulations of the Bylaw.

**8:00 PM 21 Preston Beach Road – Debbie Williams** – to vary the application of the present Zoning By-Law by allowing a Special Permit to demolish the existing single-family dwelling and construct a new single-family dwelling on the same lot on a pre-existing nonconforming single-family lot with less than required Lot Area, Frontage, Lot Width, Rear Yard Setback, Side Yard Setback, and Parking, located in the **Single Residence District**.

**8:30 PM 29 West Street – Page and Patrick Harrington – (Continued from February 24, 2026 – no evidence taken)** – to vary the application of the present Zoning By-Law by allowing a Special Permit for the construction of a two story addition and attached garage on a pre-existing non-conforming lot with less than the required Lot Area, Front & Side Yard Setbacks a property located in the **Single Residence District**.

**THIS AGENDA IS SUBJECT TO CHANGE**

**Chairperson:** William Moriarty

**Posted by:** Clerk, Community Development and Planning Department

**Date:** March 16, 2026