



MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §18-25 Act relative to extending COVID-19 measures adopted during the state of emergency.

ZONING BOARD OF APPEALS

Name of Board or Committee

DATE POSTED:
Town Clerk Use Only

2024 JUL 20 PM 3:00

VIRTUAL MEETING

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	July	28	2026	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 200 Pleasant Street – JB Capital LLC – to vary the application of the present Zoning Bu-Law by allowing a change the use from commercial to mixed use (commercial and residential) and removal of second floor and constructing new second and third story additions with a combined building height of the allowed 35 feet at a property located in in a Business and Residential District and a Commercial District. The property has less than the required lot area, open area, side and rear yard setbacks. There is less than the required parking spaces for the proposed use.

7:30 PM 6 and 8 Redstone Lane -- James J. Hanratty and Linda L. Hanratty, Trustees of the Hanratty Realty Trust – to vary the application of the present Zoning By-laws by allowing a Special Permit for the demolition of the existing single family dwelling and accessory dwelling structure and the construction of a new single family dwelling on a Lot with less than the required Lot Area, Front at a property located in in a Shoreline General Residence District. The proposed construction will be located partially in the Front Yard Setback, exceed the 10% expansion limits on a pre-existing non-conforming building, exceed the allowed Height, and reduce the Open Area Ratio below the allowed 1:1 ratio. The proposed construction will provide compliant parking.

7:45 PM 33 Roosevelt Avenue – Joseph S. W. Parker, III – to vary the application of the present Zoning By-laws by allowing a Special Permit for the construction of additions to a pre-existing non-conforming single-family residence on a Lot with less than required Lot Area, Front Yard Setback at a home located in in a Single

Residence District. The proposed work includes demolition of an existing mudroom and detached garage and construction of new attached garage and mudroom with a primary bedroom suite above. The proposed work will exceed the 10% expansion limitation. An existing shed located within the rear-yard setback will be relocated to a corner lot and will remain within the rear- and side-yard setback areas. **(APPLICANT HAS REQUESTED TO WITHDRAW THE APPLICATION)**

7:45 PM 29 Manataug Trail – Vincent and Patricia Conte – (Continued from May 26, 2026 – evidence taken) – to vary the application of the present Zoning By-law by allowing a Special Permit for the construction of additions to an existing single-family residential home on a preexisting non-conforming property having less than the required lot area, lot width, front yard setback, side yard setback and rear yard setback, and less than required tandem parking located in the Shoreline Single Residence District. The proposed construction will be within the front yard setback, rear yard setback, side yard setback, increase open area, and exceed the 10% expansion limit for non-conforming building.

8:00 PM 4 Mansion Road – Amy N. Danforth – to vary the application of the present Zoning By-laws by allowing a Special Permit to construct second-floor additions to an existing single-family home that currently exceeds the right-side setback and left side setback at a property located in a Single Residence District. The Lot has less than the required Lot Area and Frontage. The proposed structure would increase Gross Floor Area and decrease Open Air Ratio.

8:00 PM 45 Lincoln Avenue – Scott Clarke – to vary the application of the present Zoning By-laws by allowing a Special Permit to construct a porch roof over an existing granite landing at a home located in an Expanded Commercial Residential District. The existing structure exceeds the front setback and right-side setback. The proposed porch roof will exceed the front setback. The proposed structure would increase Gross Floor Area and reduce Open Air Ratio.

8:15 PM 18 May Street – Dale Onusseit and Oh Hee Onusseit – to vary the application of the present Zoning By-laws by allowing a Special Permit to construct first and second level additions to an existing home at located in a Single Residence District. The new construction will encroach on the Front and Side Setbacks and exceed the 10% expansion limits for a nonconforming building.

8:15 PM 33 Shepard Street – Roger Mirchalowski -- to vary the application of the present Zoning By-laws by allowing a Special Permit to construct additions over an existing garage at **property** located in a Single Residential District on a non-conforming lot with the less than the required Lot Area, Front, Side, and Rear Yard Setbacks. The proposed addition will not encroach any further into the setbacks and the addition remains under the allowable height.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Community Development and Planning Department

Date: July 20, 2026