



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

| | | | | |
|----------------|-----------------|-----------|-------------|----------------|
| Tuesday | November | 28 | 2023 | 7:30 PM |
| Day of Week | Month | Date | Year | Time |

Address: Zoom Conference join via the web link or Dial in

Link: <https://us06web.zoom.us/j/87878347282?pwd=enlwRXd3V2xmdHE3cy92SkltTU1BTUT09>

Meeting ID: 878 7834 7282

Passcode: 404568

Dial by your location

+1 646 558 8656 US (New York)

Find your local number: <https://zoom.us/u/absDsj3qlP>

Agenda or Topics to be discussed listed below (That the chair reasonably anticipates will be discussed)

1. **New Business Topics: Hearings for Special Permit, or Variance, or Both**

7:30 PM 16 Hathaway Street – Administrative Hearing – Requesting administrative approval for second floor window revision and lower deck reduction.

7:30 PM 21 Sunset Road – Appeal – James G. Bailey – appeal the Building Commissioner’s action regarding a request for enforcement for activity on the property located in the Single Residence District.

7:30 PM 169 Jersey Street – James G. Bailey – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage and side and rear yard setbacks, located in the Shoreline Single Residence District. The new construction will be located within the side yard setback and exceed the 10% expansion limits for nonconforming buildings.

7:45 PM 25 Lee Street – David Patten – Administrative Hearing – Requesting administrative approval for window and door location changes.

7:45 PM 24 Cloutman's Lane – Amy and Patrick Connolly – (continued from September 26, 2023 - evidence taken) construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required side yard setback, located in the Single Residence District. The new construction will be within the side yard setback and exceed the 10% expansion limits for nonconforming buildings.

7:45 PM 267 Humphrey Street – Gerald Alimenti – (continued from September 26, 2023 - evidence taken) allow a change of use from one nonconforming use – combined residential/residential to a converted dwelling on a preexisting non-conforming property with a non-conforming use and less than the required lot width, frontage, front and side yard setbacks located in the Single Residence District.

8:00 PM – 30 Pilgrim Road – Ronshagen Residence – Administrative Hearing – Requesting administrative approval for changing windows on the front facade. This includes shifting some windows as well as providing additional window units.

8:00 PM 15 Trinity Road – Regina and Cody Brown – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, side and front yard setbacks and parking, located in the Single Residence District. The new construction will exceed the 10% expansion limits for nonconforming buildings.

8:00 PM 41 Smith Street – Charles and Monika Ngowe – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage, side and front yard setbacks located in the Single Residence District. The new construction will be located within the front and side yard setbacks and exceed the 10% expansion limits for nonconforming buildings.

8:15 PM 189 Pleasant Street – Julius Sokol – convert the existing combined residential commercial building to a converted dwelling at on a preexisting non-conforming property with less than the required lot area and side yard setback, located in the Business One District.

8:15 PM 6 Atlantic Avenue – Atlantic Mayflower Realty Trust – change form a commercial use to a combined residential/commercial building with a commercial use on the first floor and six residential units on second and third floor and a special permit for addition to an existing building at on a preexisting non-conforming property with less than the required lot area, side yard setback, open area and parking, located at in the Business One District. The new construction will be located in the side yard setback and further reduce the open area and parking and exceed the 10% expansion limits for nonconforming buildings.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty
Posted by: Clerk, Engineering Department
Date: November 16, 2023