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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/87878347282?pwd=enlwRXd3V2xmdHE3cy92Sk1TU1BTUT09>

Meeting ID: 878 7834 7282

Passcode: 404568

Dial by your location

+1 646 558 8656 US (New York)

Tuesday	March	28	2023	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)

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

7:30 PM 181 Washington Street – Andrew Finley and Nancy Mantilla – change of use from an accessory use to a single family use pursuant to sec 200-31 of the zoning bylaws on a preexisting non-conforming property in a Central Residence District. **(continued from January 24, 2023 – evidence taken)**

7:30 PM 10 Hawkes Street – Deborah Collier Collins – construct new stairs and landing to a preexisting multi-family dwelling on a preexisting non-conforming property with less than the required lot area, rear yard setback, side yard setback open area and parking and exceeds the maximum height located in the Business Residence District.

7:30 PM 30 Pilgrim Road – Chris Ronshagen and Jessica Kenney – 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, front yard setback, rear yard setback, side yard setback, open area and parking and exceeds the maximum height located in the Single Residence District.

7:45 PM 21 Bessom Street – Julius Sokol – 1) change from a preexisting nonconforming use (combined commercial/six residential units) to another nonconforming use (twelve residential studio units) and 2) egress additions on a preexisting non-conforming property with less than the required lot area, rear yard setback, side yard setback, open area and parking and exceeds the maximum height located in the Business One District.

7:45 PM 20 Puritan Road – Charles Knight – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, frontage, rear yard setback and side yard setback located in the Single Residence District.

7:45 PM 24 Lee Street – Building D – Harborside Condominium Trust Administrative Hearing – deck railing and egress.

8:00 PM 49 Cloutman’s Lane – Bing and Heidi Lim – construct additions to an existing two-family dwelling on a preexisting non-conforming property with less than the required side yard setback and parking and that exceeds the maximum height limitation located in the Single Residence District. The new construction will be within the front yard setback and exceed the maximum height.

8:00 PM 16 Washington Street – Laurie Flowers – construct a shed as an accessory to an existing single-family dwelling on a preexisting non-conforming property with less than the required side yard setback and parking and exceeds the maximum height located at the Central Residence District. The new construction will be within the rear and side yard.

8:15 PM 232 Pleasant Street – Collins Farhat and Brittany Blando – 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, front yard setback, side yard setback and parking located in the Single residence district.

8:15 PM 14 Beacon Street – Tia and Mark Gonzales – construct additions to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, frontage, front yard setback and rear yard setback located in the Single Residence District. The new construction will be within the front and rear yard setbacks.

8:30 250 Humphrey Street – John Fedas – change from one preexisting nonconforming use (personal service - dry cleaner) to another nonconforming use (retail kitchen design showroom) on a preexisting non-conforming property with less than the required front yard setback, open area and located at **21 Bessom Street** in the Single Residence District.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Engineering Department

Date: March 21, 2023