



DATE POSTED:
 Town Clerk Use Only
 2023 AUG 14 PM 2: 27

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 | August | 22 | 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=enlwRXd3V2xmdHE3cy92SkITU1BTUT09>

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/absDsj3q1P>

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 Washington Square – Laurie Flowers (continued from June 27, 2023 – evidence taken) – 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.

7:30 PM 45 Norman Street – Ramsey and Lisa Hoguet – (continued from June 27, 2023 – no evidence taken) – construct an addition to an existing single-family structure on a preexisting non-conforming property with less than the required lot area, lot width, frontage, front and side yard setback, located in the Single Residence District. The new construction will be within the required front yard, side yard setbacks and reduce the open area to less than required and exceed the 10% expansion limits for non-conforming buildings.

7:30 PM 11 Kenneth Road – Jordan & Joshua – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot width, frontage, front and side yard setback and exceeds the maximum height located in the Shoreline Single Residence District. The new construction will be within the front and side yard setback and exceeds the maximum height requirement and the 10% expansion limits for nonconforming buildings.

7:45 PM 95 Naugus Avenue – Scott Krypel – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, frontage, front, rear and side

yard setbacks and open area located in the Shoreline Single Residence District. The new construction will be within the front, rear and side yard setback and further reduce the open area.

7:45 PM 41 Stony Brook Road – Michael Klatwitter & Lori Arena – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot width, frontage and side yard setback located the Single Residence District. The new construction will exceed the 10% expansion limits for nonconforming buildings.

8:00 PM 10 Coolidge Road – Daniel J. Riccio, Trustee – vary the application of the present Zoning By-law and a previously issued board of appeals decision condition by allowing a new Special Permit to construct an addition to an existing deck and enclosure of the area beneath a deck on a single-family dwelling on a preexisting non-conforming property with less than the required lot width, side yard setback and exceeds the maximum height located in the Shoreline Single Residence District. The new construction will be located within the side yard setback.

8:00 PM 42 Gallison Avenue – Mark and Kerrie Cruickshank – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot width, frontage and side yard setback and exceeds the maximum height limit located in the Shoreline Single Residence District. The new construction will be within the side yard setback.

8:15 PM 10 Ames Road – Derek Peterson – construct an addition to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, frontage, front, rear and side yard setbacks located in the Single Residence District. The new construction will be located within the side yard setback, further reduce the open area and exceed the 10% expansion limits for nonconforming buildings.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Engineering Department

Date: August 14, 2023