



DATE POSTED:
 TOWN CLERK
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 2022 MAR 15 PM 1:58

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/87388846025?pwd=ZTg1dTNBaUsxTm9kYjluY29RV1VOdz09>
Meeting ID: 873 8884 6025
Passcode: 774469
Dial by your location
 +1 646 558 8656 US (New York)
 Find your local number: <https://zoom.us/u/absDs3qlP>

Tuesday	March	22	2022	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 11 Kenneth Road – Christine Hester – construction of additions to an existing single family dwelling on a preexisting non-conforming property with less than the required lot width, frontage, front yard and side yard setback and exceeds the maximum height located in the Shoreline Single Residence District. The new construction will be located within the front and side yard setbacks and exceeds the 10% expansion limits. **(Continued from February 22, 2022 – no evidence taken).**

7:30 PM 9 Roydon Road – Ryan O’Conor – construct an addition to an existing single family dwelling on a preexisting non-conforming property with less than the required Lot Area, frontage, rear and side yard setbacks located within a Shoreline Single Residence District. The new construction will be located within front, rear and side yard setback and will reduce the open space to less than required and exceeds the expansion limits for nonconforming buildings. **(Continued from February 22, 2022 – no evidence taken)**

7:45 PM 340 Ocean Avenue – 340 Ocean Avenue, LLC – allowing the addition of land to **340 Ocean Ave** in an expanded single residence district from 27 and 29 Brown Street with no structures being modified all for the purpose of adjusting the lot lines. The property at 340 Ocean Ave has less than the required lot area, lot width and side and rear yard setbacks. The subdivision will allow for the transfer of land from 27 & 29 Brown St which will result in an increase in lot area and open space area.

7:45 PM 27 Brown Street – Neil W. and Mary E. Rice, Trustees – allowing the subdivision of land at **27 Brown Street** with no structures being modified, for the purpose of adjusting lot lines with the property located at 340 Ocean Ave in an expanded single residence district. The property at 27 Brown St. has less than the required lot frontage, lot width and side and rear yard setbacks and greater than allowed front yard

setback. The subdivision will allow for the transfer of equal square footages of land between 27 Brown St and 340 Ocean Ave which requires a special permit as a result of a prior zoning board of appeals decision relating to the 27 Brown St property. No new nonconformities are being created.

7:45 PM 29 Brown Street – Andrew and Amanda Baker – allowing the subdivision of land at **29 Brown Street** with no structures being modified, for the purpose of adjusting lot lines with the property located at 340 Ocean Ave in an expanded single residence district . The property at 29 Brown has less than the required lot area, lot width and side yard setback. The subdivision will allow for the transfer of land between 29 Brown St. and 340 Ocean Ave which requires a special permit as a result of a reduction of land area and open area ratio on a pre-existing nonconforming lot.

7:45 PM 72 East Orchard Street – David and Virginia Lowy – construction of additions to an existing single family dwelling on a preexisting non-conforming property with less than the required lot width, frontage, front yard and side yard setbacks located in the Single Residence District. The new construction will be located within the sideyard setbacks and exceeds the 10% expansion limits.

8:00 PM 15 Roosevelt Avenue – construction of additions to an existing single family dwelling on a preexisting non-conforming property with less than the in the Single Residence District. The new construction will be located within the side yard setbacks and further reduce the open area and exceeds the 10% expansion limits.

8:00 PM 108 Front Street – construction of a pergola on an existing single family dwelling on a preexisting non-conforming property with less than the required lot area, side yard setback, open area and parking and exceeds the maximum allowed height located in the Shoreline Central Residence District. The new construction will be located within the side yard.

8:15 PM 325 Ocean Avenue – construction of a detached roof between an existing single family dwelling and an existing garage on a preexisting non-conforming property with less than the required side yard setback and that exceeds the maximum allowed height located at in the Shoreline Expanded Single Residence District. The new construction will be located within the side yard setbacks and exceed the height.

Discussion of remote, hybrid, and in-person meetings.

Discussion addition of a new standard condition relating to removal of encroachments on town property.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty

Posted by: Clerk, Engineering Department

Date: March 15, 2022