



## 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=enlwRXd3V2xmdHE3cy92SkITU1BTUT09>

**Meeting ID:** 878 7834 7282

**Passcode:** 404568

Dial by your location

+1 646 558 8656 US (New York)

<b>Tuesday</b>	<b>June</b>	<b>28</b>	<b>2022</b>	<b>7:30 PM</b>
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 14 Crestwood – Richard and Lynne Breed** – Request for 6-month Special Permit Extension.

**7:30 PM 5 Lafayette Street – Michael Phelan** – construction of additions to an existing single family dwelling on a preexisting non-conforming property with less than the required lot area and front yard setback, located in the single residence district. The new construction will be located within the front and rear yard setback and exceed 10% expansion limits for a non-conforming building.

**7:30 PM 260 Ocean Avenue – Stephen Salemi** – construction of additions to an existing single family dwelling on a preexisting non-conforming property with less than the required lot area and exceeds maximum height, located in the shoreline expanded single residence district & expanded single residence district. The new construction will exceed maximum height and 10% expansion limits for a non-conforming building.

**7:45 PM ADMINISTRATIVE HEARING 9 Treat Road – Joshua Henry Kline** – Reduce size of rear porch and relocate steps, replace chimney, relocate windows.

**7:45 PM 157 Lafayette Street – Emily Wheelwright** – construction of additions to an existing single-family dwelling on a preexisting non-conforming property with less than the required side yard setback, located at in the single residence district. The new construction will exceed 10% expansion limits for a non-conforming building.

**7:45 PM 16 Hathaway Road – Isaac Dyer and Julie Duffy** – construction of additions 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 maximum height, located the shoreline single residence district. The new construction will be in the side yard setback and exceed maximum height and 10% expansion limits for a non-conforming building.

**8:00 PM 27 Tidewinds Terrace – Stephen and Caroline Tompkins** – construction of additions to an existing single family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage and side yard setback, located in the single residence district. The new construction will be in the side yard setback.

**8:00 PM 8 Rose Avenue – Andrew and Courtney Criezis** – construction of additions to an existing single family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage and side yard setback and exceeds maximum height, located in the shoreline single residence district. The new construction will be in the side yard setback and exceed 10% expansion limits for a non-conforming building.

**8:00 PM 10 Neptune Road – James Kaloutas** – construction of additions to an existing single family dwelling on a preexisting non-conforming property with less than the required lot area, front and rear yard setback and exceeds the maximum height located in the Shoreline Single Residence District. The new construction will be within the side and rear yard setbacks. **(Continued from May 24, 2022 – evidence taken).**

**8:15 PM 197 Beacon Street – Ralph Khouri** – construction to connect garage to a single family dwelling on a preexisting conforming property located in the single residence district. The new construction will result in exceeding maximum height.

**8:15 PM 39 West Street – Ryan and Michelle Ball** – construction of additions to an existing single family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage, front and side yard setback located at **39 West Street** in the single residence district. The new construction will be in the side yard setback and reduce the open area to less than required and exceed 10% expansion limits for a non-conforming building.

Discussion – Hybrid, remote, in-person meetings for future ZBA meetings.

**THIS AGENDA IS SUBJECT TO CHANGE**

**Chairperson:** William Moriarty  
**Posted by:** Clerk, Engineering Department  
**Date:** June 16, 2022