



DATE POSTED:  
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 2021 JUL 14 PM 1:57

**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://zoom.us/j/95022914601?pwd=UHZnRUxCR3k2K0hpZXBIWnhrSkxjQT09>

**Meeting ID:** 950 2291 4601

**Passcode:** 496332

**Dial in Phone #:** One tap Mobile

+13017158592,,95022914601# US

<b>Tuesday</b>	<b>July</b>	<b>27</b>	<b>2021</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)

Discuss issue of whether or not to continue Zoning Board of Appeals meetings by Zoom through the March 2022 meeting

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

**7:30 PM 27 Abbot Street – Adam and Jessica Moore** – construct an addition to a single family dwelling on a preexisting non-conforming property with less than the required front yard setback located in the Single Residence District. The new construction will be within the front yard and exceeds 10% expansion limits for non-conforming buildings.

**7:30 PM 45 Pleasant Street – 45-49 Pleasant St LLC** – subdivide a property containing an existing non-conforming single family structure which exceeds the maximum height on a conforming lot. The subdivision will create two lots one which will have less than the required frontage and lot width and one that will be a conforming lot located in the Central Residence District.

**7:45 PM 49 Pleasant Street – 45-49 Pleasant St LLC** – Special Permit to construct a two family dwelling which exceeds the max height on a conforming lot located in the Central Residence District.

**7:45 PM 12 Redstone Lane – Jennifer and Steven Pratt** – construct an addition to a single family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, front, rear and side yard setbacks and open space and exceeds the maximum allowable height located in the Single Residence District. The new construction will be within the front yard and exceed the height and further reduces the open area.

**8:00 PM 18 Sunset Road – Doug LeBlanc** – construct deck additions to a single family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, frontage, front, rear and side yard setbacks and parking and exceeds the maximum allowable height located in the Single Residence District. The new construction will be within the front and side yard setback.

**8:00 PM 12 Blueberry Road – John Wallace** – construct an addition to a single family dwelling on a preexisting non-conforming property with less than the required lot area, frontage, and side yard setbacks located **in** the Single Residence District. The new construction will be within the side yard setback and exceed 10% expansion limits for nonconforming building.

**8:15 PM 15 Kimball Street – Adele Gault** – construct an addition to an existing garage which is an accessory building to an existing single family dwelling on a preexisting non-conforming property with less than the required lot area and front yard setbacks located in the Shoreline Expanded Single Residence District. The new construction will be within the front yard setback.

**8:15 PM 289 Ocean Avenue – Howard and Sharon Rich** – construct additions to a single family dwelling on a preexisting non-conforming property with less than the required lot area, front and side yard setbacks and parking and exceeds the maximum height located **in** the Shoreline Expanded Single Residence District. The new construction will be within the side yard setback.

**8:30 PM 8 Shepard Street – James Gattuso** – construct an addition to an existing single family dwelling on a preexisting non-conforming property with less than the required lot area, lot width, front and side yard setbacks, open area and parking located in the Single Residence District. The new construction will be within the front yard and side setbacks, further reduce the open area and exceeds 10% expansion limits for non-conforming building.

**THIS AGENDA IS SUBJECT TO CHANGE**

**Chairperson:** William Moriarty  
**Posted by:** Clerk, Engineering Department  
**Date:** July 14, 2021