



DATE POSTED: HEAD
TOWN CLERK
Town Clerk Use Only
2023 APR 14 AM 8:24

AMENDED AGENDA

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	April	18	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 14 Crestwood Avenue – Richard and Lynne Breed – ADMINISTRATIVE HEARING
Request an amendment to an existing special permit (issued December 15, 2022) to relocate windows.

7:30 PM 21 Bessom Street – Julius Sokol – (continued hearing from March 28, 2023 – evidence taken) 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.

7:30 PM 20 Puritan Road – Charles Knight – (continued hearing from March 28, 2023 – no evidence taken) 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 – (continued hearing from March 28, 2023 – no evidence taken) – deck railing and egress.

7:45 PM 49 Cloutman’s Lane – Bing and Heidi Lim – (continued hearing from March 28, 2023 – no evidence taken) 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 – (continued hearing from March 28, 2023 – no 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.

8:00 PM 232 Pleasant Street – Collins Farhat and Brittany Blando – (continued hearing from March 28, 2023 – no evidence taken) 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.

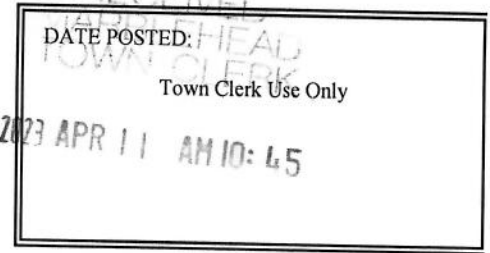
8:15 PM 14 Beacon Street – Tia and Mark Gonzales – (continued hearing from March 28, 2023 – no evidence taken) construct additions to an existing single-family dwelling on a preexisting non-conforming property with less than the required lot area, frontage, front yard setback and rear yard setback located in the Single Residence District. The new construction will be within the front and rear yard setbacks.

8:15 250 Humphrey Street – John Fedas – (continued hearing from March 28, 2023 – no evidence taken) 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.

A ZBA hearing, originally scheduled for March 28, 2023, experienced technical difficulties with the remote meeting so these applications have been rescheduled to this date. We apologize for the inconvenience.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: William Moriarty
Posted by: Clerk, Engineering Department
Date: April 11, 2023



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