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TOWN OF HAMILTON ZONING BOARD OF APPEALS AGENDA

July 7, 2021– To Commence at 7:00 PM
577 Bay Road, Hamilton MA – Town Hall Memorial Room

Meeting Called to Order

- **PUBLIC HEARING:** FOR A SPECIAL PERMIT APPLICATION SEEKING RELIEF FROM ZONING BYLAWS IN SECTION 4.0 DIMENSIONAL & DENSITY REGULATIONS AND REQUESTING APPROVAL TO DEMOLISH AN EXISTING GARAGE AND CONSTRUCT A NEW GARAGE WHICH WOULD EXCEED THE FOOTPRINT OF THE CURRENT GARAGE AND WOULD HAVE A SECOND STORY. THE PROPERTY IS LOCATED AT 107 SCHOOL STREET, ASSESSOR'S MAP 59, LOT 10, OWNERS ARE JONATHAN & ELIZABETH SIEGAL.
- **PUBLIC HEARING:** FOR A SPECIAL PERMIT/VARIANCE APPLICATION SEEKING RELIEF FROM ZONING BYLAWS IN SECTION 4.0 DIMENSIONAL & DENSITY REGULATIONS AND REQUESTING APPROVAL TO DEMOLISH AN EXISTING DECK AND CONSTRUCT A 10 X 18' DECK AND 3.5 X 6' STAIRS. THE PROPERTY IS LOCATED AT 275 ASBURY STREET, ASSESSOR'S MAP 47-2, LOT 135, OWNER IS BRETT HALL.
- **PUBLIC HEARING:** FOR THE PETITION SUBMITTED BY ESSEX COUNTY HABITAT FOR HUMANITY, 14 PARK STREET, DANVERS MA, FOR A COMPREHENSIVE PERMIT PURSUANT TO MGL CH 40B FOR THE CONSTRUCTION OF TEN DWELLINGS; FIVE DUPLEXES WHICH WOULD INCLUDE FOUR 1 BEDROOM, TWO 2 BEDROOM AND FOUR 3 BEDROOM. EACH DWELLING WILL BE SOLD TO HOUSEHOLDS EARNING 40-60% OF THE AREA MEDIAN INCOME, EACH WILL HAVE AFFORDABILITY DEED RIDERS AND EACH WILL BE PERMANENTLY AFFORDABLE. THE PROPERTY IS LOCATED AT 434-436 ASBURY STREET, ASSESSOR'S MAP 37, LOTS 44 & 51, ZONING DISTRICT R1B, THE PROPERTY IS OWNED BY PHILLIP C MARCORELLE IRREVOCABLE TRUST 2020.
- Regular Business including Review & Approve Meeting Minutes if Necessary
- Updates from the Chair

Meeting to Adjourn

Items may be heard out of the listed order. The agenda items listed are those items which were reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed on the agenda may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. The next regularly scheduled meeting of the Planning Board is scheduled for August 4, 2021, and will be held at the Hamilton Town Hall, 577 Bay Road, Memorial Room, Hamilton MA 01936, and will commence at 7:00 PM. Meeting dates, time, and location are subject to change as allowed by the Open Meeting Law. Please refer to the Town web page: hamiltonma.gov for details regarding a specific agenda.