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Town of Hamilton Zoning Board of Appeals  
577 Bay Road, Memorial Room, Hamilton, MA 01936

## **OCTOBER 6, 2021 - 7:00 PM - MEETING AGENDA**

Public Meetings are being held In-Person for Board Members Only. All other participants may join the meeting via Zoom and phone-in options:

**Join Zoom Meeting**

**ZOOM INFORMATION TO BE ADDED AT A LATER DATE**

**Meeting ID:**

**Passcode: 543039**

**One tap mobile: 1-929-205-6099 US (New York)**

1. **CONTINUATION OF A PUBLIC HEARING – 31 RUST STREET:** FOR A VARIANCE APPLICATION SEEKING RELIEF FROM ZONING BYLAWS IN SECTION 4.0 DIMENSIONAL & DENSITY REGULATIONS, SECTION 3.2 ACCESSORY USES, SECTION 5 NON-CONFORMING USES AND STRUCTURES , TO KEEP A RECENTLY CONSTRUCTED 10 X 12 GAZEBO ON THE LOT. ASSESSOR'S MAP 55, LOT 163, OWNER IS JESSICA KENNEDY.
2. **PUBLIC HEARING:** FOR A VARIANCE APPLICATION SEEKING RELIEF FROM ZONING BYLAWS IN SECTION 4.0 DIMENSIONAL & DENSITY REGULATIONS FOR RELIEF FOR THE SIDE YARD AND REAR YARD SET BACK REQUIREMENTS IN ORDER TO CONSTRUCT A 12' X 15' POOL HOUSE AND A 32' X 15' POOL. THE PROPERTY IS LOCATED AT 123 ASBURY STREET, ASSESSOR'S MAP 55, LOT 306, OWNED BY JNN REALTY TRUST/JEFFREY NOVACK.
3. **CONTINUATION OF A 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.
4. **MEETING MINUTES IF NECESSARY**
5. **UPDATES FROM THE CHAIR:** GENERAL BOARD DISCUSSION REGARDING ANY REGULAR BUSINESS OR UPCOMING APPLICATIONS ETC.

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. 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](http://hamiltonma.gov) for details regarding a specific agenda. The Zoning Board of Appeals typically meets the first Wednesday of the month.