



Town of Hamilton
Zoning Board of Appeals
Meeting Minutes of August 7, 2024 - DRAFT

Pursuant to the Open Meeting Law, MGL Chapter 30 A, §§ 18-25, written notice posted by the Town Clerk delivered to all Zoning Board members, a meeting of the Hamilton Zoning Board of Appeals was posted for August 7, 2024 at 7pm. This meeting was held via Zoom only and recorded.

Call to order: *With a quorum present, Chair Gingrich called the Zoning Board of Appeals meeting to order at 7:00 PM, identified the meeting was being recorded and those present:* Bruce Gingrich (Chair), Steven Derocher, David Perinchief.

Not present: Andrea Philip, Michael Madden.

Also present: Patrick Reffett, Director of Planning and Inspectional Services, and others as noted.

PUBLIC HEARING: The application is for the property located at 24 Orchard Road, Assessor’s Map 57, Lot 24, in the R1A Zoning District, owned by Chris O’Shea & Lindsay O’Grady. Applicants are seeking a Finding under Zoning Bylaw Section 5.3.4.5 for dimensional relief from side yard set-back requirements.

The homeowner explained that the home is a single level ranch, and they would like to build a second floor on the primary residence, not over the mudroom or garage, in a traditional New England style cape house; they are not expanding the footprint. The homeowner provided a site plan, and the ZBA members reviewed the plans.

There were no members of the public present, and the ZBA did not have any concerns regarding the project.

Vote: *The Board voted unanimously by roll call to approve the project for the property at 24 Orchard Rd.*

Regular Business:

- **Draft Meeting Minutes Review – July 10, 2024**

Vote: *The Board voted unanimously by roll call to approve the minutes for the meeting of July 10,2024.*

Adjournment: *The Zoning Board of Appeals voted unanimously by roll call to adjourn at 7:06PM.*

Documents:

- [24 Orchard Road Application Packet](#)
- [Timeline for Application](#)
- [24 Orchard Road Photos of Property and other dwellings on the same street](#)
- [ZBA – Neighbor Support Letter](#)
- [07-10-2024 Draft Minutes](#)
- [06-05-2024 Draft Minutes](#)

Respectfully submitted by D. Pierotti, Recording Secretary, 8/13/24.

The minutes were prepared from video.