

APPLICATION CHECK SHEET
HAMILTON ZONING BOARD OF APPEALS

SPECIAL PERMIT

8 copies of all Materials. Refer to Instruction Sheet.

Section of the Zoning By-Law covering desired Board action(s) _____

Special Permit Requested. Check all that apply.

District:	Type Use:
<input type="checkbox"/> Residential District	<input type="checkbox"/> _____
<input type="checkbox"/> Business District	<input type="checkbox"/> _____
<input type="checkbox"/> Conservancy District	<input type="checkbox"/> _____
<input type="checkbox"/> Elder Housing District	<input type="checkbox"/> _____
<input type="checkbox"/> Groundwater Protection Overlay	<input type="checkbox"/> _____
<input type="checkbox"/> Telecommunications	<input type="checkbox"/> _____
<input type="checkbox"/> Other. Specify. _____	<input type="checkbox"/> _____

Time Period Granted for Permit:

- Temporary Additional Living Area: 4 years
- Adult Entertainment Uses: 1 year
- Special permit will lapse after 1 year if substantial use or construction has not commenced except for good cause.

Visual Materials Required:

- Submit at a minimum materials required for Site Plan Review
- Refer to Specific Sections of the By-Law for additional information regarding each district

Board Reviews Required other than ZBA:

- Elder Housing District: Requires Planning Board approval
- Residential District – Golf, tennis, swimming, riding, polo, skiing, skating, all other athletic and recreational activities/special events – where charges or admission fees are required: Requires Board of Selectmen approval



TOWN OF HAMILTON
ZONING BOARD OF APPEALS

REQUEST FOR FINDINGS OF FACT
PERMIT OR SPECIAL PERMIT

Date Submitted: 6/6/2022

Applicant Name: FLaminio Lanzillo

Applicant Address: 50 CENTRE Danvers Ma 01923

State nature of and location for which Permit or Special Permit is sought:

5.53 ReCONSTRUCTION after catastrophe or DEMOLITION
any nonconforming structure may be reconstructed after a
catastrophe or after voluntary demolition in accordance with
Following provision 5.53

State how or why the proposed use would be in harmony with the general purpose and intent of the Zoning By-Law:

The Property would remain single Family

State how or why the specific site is an appropriate location for such use:

The area is all single Family Homes
so this House Fits nicely

State whether the specific site has adequate public sewerage and water facilities or suitable soil for an on lot sewerage and water systems:

The Lot Has an approved septic system
and public water supply

State how or why the use as developed will not adversely affect the neighborhood:

The Neighborhood will stay The same

State why there will not be a nuisance or serious hazard to vehicles or pedestrians using the following streets for the purpose of this permit:

Streets: Cutler Rd

Plenty of room on site
no Hazards at all

State how and what adequate and appropriate facilities will be provided for the proposed use:

portable Restrooms

Signed: 

Address: 50 Centre St

Danvers Ma.

Phone: 617-791-3128



MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 07/01/2021 02:13 PM
ID: 1463905 Doc# 20210701005750
Fee: \$2,280.00 Cons: \$500,000.00

MASSACHUSETTS QUITCLAIM DEED

Property Address: 139 and 145 Cutler Road, Hamilton, MA

JMD Development, LLC, a limited liability company duly organized and validly existing under the laws of the Commonwealth of Massachusetts of Amesbury, Essex County, Massachusetts 01913 and

145 Cutler Road, LLC, a limited liability company duly organized and validly existing under the laws of the Commonwealth of Massachusetts of Amesbury, Essex County, Massachusetts 01913

for consideration paid, and in full consideration of Five Hundred Thousand and 00/100 (\$500,000.00) Dollars

grant to Marenglen Zepaj and Flaminio Lanzillo, _____, with a mailing address of 78 Mill Street, Middleton, Essex County, Massachusetts 01949

with quitclaim covenants

139 Cutler Road, Hamilton, MA

That certain parcel of land, together with the buildings and improvements thereon, situated in the Town of Hamilton, County of Essex (Southern District) and Commonwealth of Massachusetts, bounded and described as follows:

A certain parcel of land with the buildings thereon situate on the Northeasterly side of Cutler Road in said Hamilton, and bounded and described as follows, to wit: -

Beginning at the Southerly corner thereof on said Cutler Road by land now or formerly of Dyer; thence running Northwesterly by said Cutler Road 105 feet to other land now or formerly of Richard H. Smith; thence running Northeasterly by said Smith land on a line parallel with and 105 feet distant from the boundary line of said Dyer land to land now or formerly of von Meyer; thence running Southeasterly by said von Meyer land 105 feet to land now or formerly of Dyer;

Property Address: 139 and 145 Cutler Rd, Hamilton, MA

thence running Southwesterly by said Dyer land to said Cutler Road and the first mentioned bound.

Being the same premises conveyed to the Grantor by deed of John M. DiGennaro dated May 17, 2021, and recorded with the Essex South District Registry of Deeds in Book 39886, Page 173.

145 Cutler Road, Hamilton, MA

That certain parcel of land, together with the buildings and improvements thereon, situated in the Town of Hamilton, County of Essex (Southern District) and Commonwealth of Massachusetts, bounded and described as follows:


A certain parcel of land with the buildings thereon situated on the Northeasterly side of Cutler Road in said Hamilton and bounded and described as follows: Beginning at the Southerly corner hereof on said Cutler Road by land now or formerly of William F. Mackenzie et ux; thence running Northwesterly by said Cutler Road approximately 185 feet to land formerly of von Meyer, now or formerly of Spaulding; thence running Northeasterly by said Spaulding land 90 feet more or less to an angle; thence running Southeasterly, still by said Spaulding land, to an angle; thence running in a general Easterly direction by said Spaulding land to said Mackenzie land; thence running Southwesterly by said Mackenzie land to said Cutler Road and the point of beginning.

Being the same premises conveyed to the Grantor by deed of John M. DiGennaro dated May 17, 2021, and recorded with the Essex South District Registry of Deeds in Book 39886, Page 175.

The above two properties are not homestead property of the Grantors and there are no other persons who can claim the benefit of the Massachusetts Homestead Act, M.G.L. c. 188.


The within transfer is within the ordinary course of business of the grantor.

Witness our hands and seals this 16th day of July, 2021.



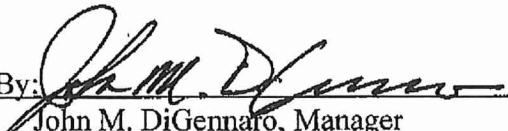
Witness:

JMD Development, LLC

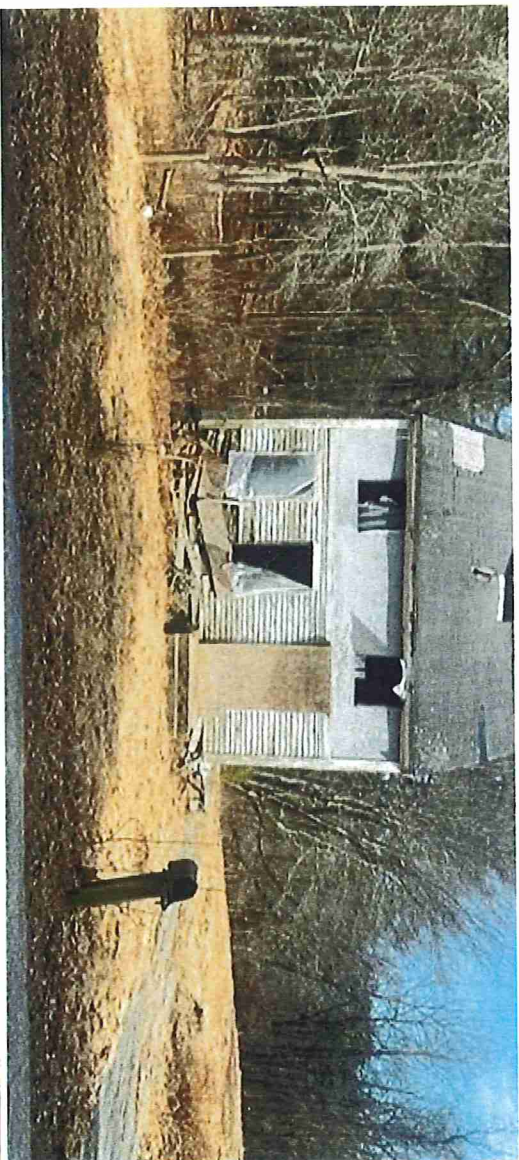
By: 

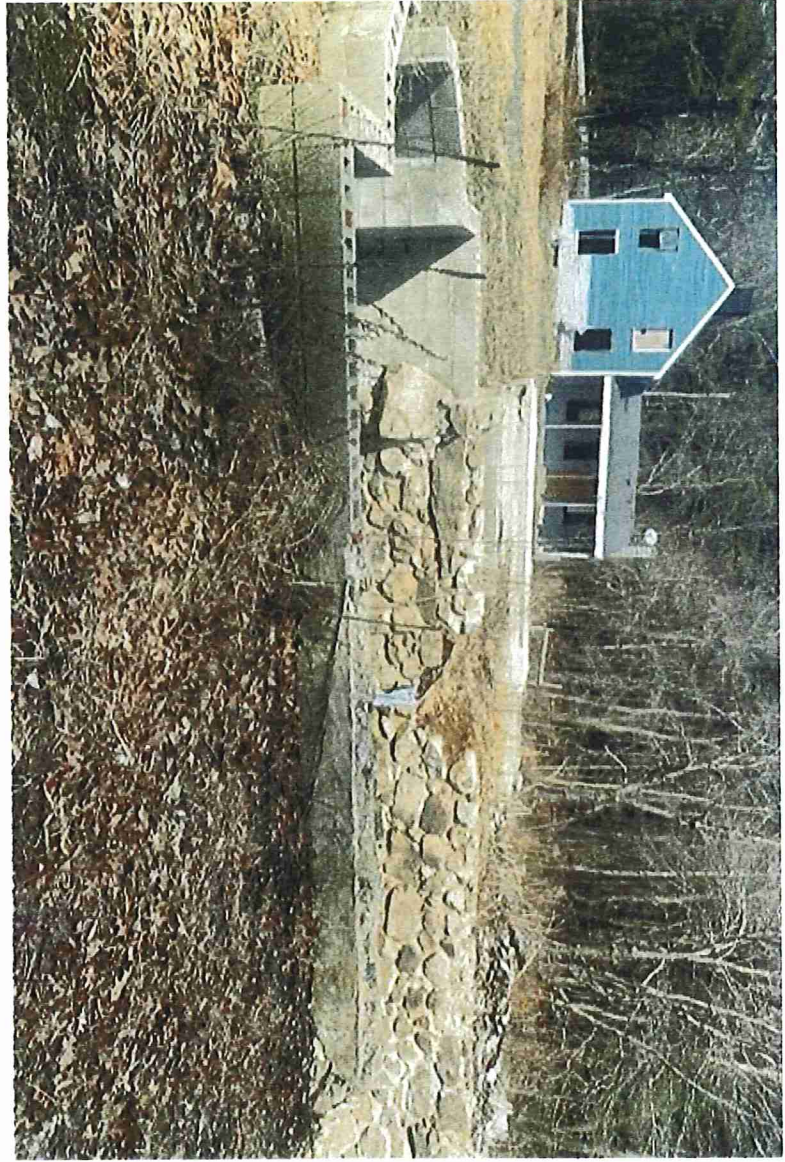
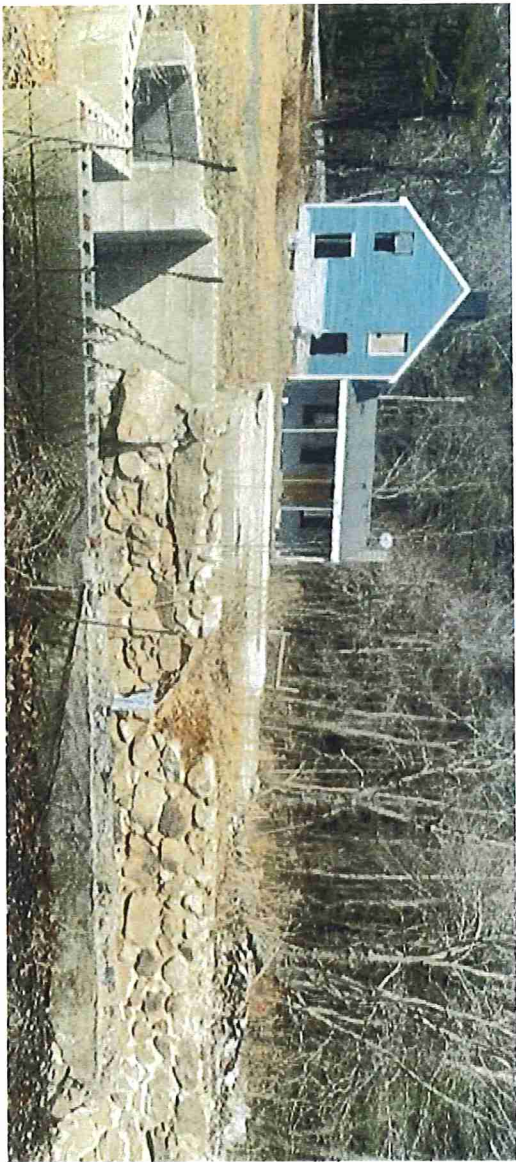
John M. DiGennaro, Manager

145 Cutler Road, LLC

By: 

John M. DiGennaro, Manager









145 Catler