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

**DECEMBER 1, 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:**

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

1. **PUBLIC HEARING:** FOR A FINDING OF FACT APPLICATION SEEKING RELIEF FROM ZONING BYLAW 5.2 FOR THE USE OF A SANDWICH BOARD STYLE SIGN IN FRONT OF THE BUSINESS. THE PROPERTY IS LOCATED AT 505 BAY ROAD, ASSESSOR'S MAP 57, LOT 111. APPLICANT IS LAWRENCE JUDY, OWNER IS THE LAWRENCE R CHASE REALTY TRUST, FOR THE BUSINESS HARRIGAN'S WINE & SPIRITS.
2. **PUBLIC HEARING:** THE SPECIAL PERMIT APPLICATION IS FOR TEMPORARY ADDITIONAL LIVING AREA AND TO CONSTRUCT A SINGLE STORY 24 X 22 ADDITION IN A SINGLE FAMILY DWELLING - ZONING BYLAW SECTION 3.4. LOCATED AT 95 HOMESTEAD CIRCLE, ASSESSOR'S MAP 57, LOT 84. THE OWNERS ARE SEAN AND LISA MCCARTHY
3. **PUBLIC HEARING:** A FINDING UNDER ZONING BYLAW 5.3.4, FOR AN EXTENSION OR ALTERATION OF A NON-CONFORMING USE, STRUCTURE OR LOT, TO REMOVE EXISTING GARAGE, CONSTRUCT A GARAGE, EXTEND THE SECOND FLOOR, EXTEND THE FRONT PORCH AND CONSTRUCT A REAR DECK. THE PROPERTY IS LOCATED AT 32 CUMMINGS AVENUE, ASSESSOR'S MAP 55, LOT 174. THE OWNERS ARE BEN AND KAILEE WRIGHT.
4. **PUBLIC HEARING:** THE SPECIAL PERMIT APPLICATION IS FOR A FINDING TO CONSTRUCT A SECOND STORY ADDITION UNDER ZONING BYLAW 5.3.4 FOR AN EXTENSION OR ALTERATION OF A NON-CONFORMING USE, STRUCTURE OR LOT. THE PROPERTY IS LOCATED AT 28 HOME STREET, ASSESSOR'S MAP 55, LOT 82, OWNERS ARE GREGORY AND CAROLINE HORNER.
5. **PUBLIC HEARING:** FOR A FINDING UNDER ZONING BYLAW 5.3.4 FOR AN EXTENSION OR ALTERATION OF A NON-CONFORMING USE, STRUCTURE OR LOT, TO CONSTRUCT A 10' TWO STORY ADDITION. THE PROPERTY IS LOCATED AT 13 COTTAGE STREET, ASSESSOR'S MAP 55, LOT 207, OWNERS ARE PATRICK AND JEANNINE RYAN
6. **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.