

TOWN OF HAMILTON ZONING BOARD OF APPEALS MEETING AGENDA

FEBRUARY 7, 2024 – WEDNESDAY - 7:00 P.M.

In person at 577 Bay Road in the 1st floor Memorial Room or via Zoom

Join Zoom Webinar:

<https://us02web.zoom.us/j/89860884146>

Webinar ID: 898 6088 4146

One tap mobile: US: +19292056099

Or Telephone: US: +1 305 224 1968

PUBLIC HEARING: The application is for the property owned by Jeffrey Allsopp, 11 Blackbrook Drive, Hamilton, for the property located at 25 Gardner Street, 925 Bay Road, 0 Moulton Street, Rear, Assessor's Map 24, Lots 26 & 34. Applicant is seeking a Finding under Zoning Bylaw Sections 5.2 & 5.3 to create individual lots for existing non-conforming uses & structures

REGULAR BUSINESS

- Meeting Minutes
- Updates from the Chair

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 for details regarding a specific agenda. The Zoning Board of Appeals typically meets the first Wednesday of the month.

Notice of Public Hearing - Town of Hamilton Zoning Board of Appeals

A Public Hearing will be held on Wednesday, February 7, 2024, at 577 Bay Road, Hamilton, MA, Town Hall, Memorial Room, & via Zoom, to commence at 7:00 PM. The application is for the property owned by Jeffrey Allsopp, 11 Blackbrook Drive, Hamilton, for the property located at 25 Gardner Street, 925 Bay Road, 0 Moulton Street, Rear, Assessor's Map 24, Lots 26 & 34. Applicant is seeking a Finding under Zoning Bylaw Sections 5.2 & 5.3 to create individual lots for existing non-conforming uses & structures. A copy of the complete application is available for review in the Building Department during the regular hours of operation of the Town Hall.

Bruce Gingrich, Chair

TOWN OF HAMILTON
ZONING BOARD OF APPEALS

APPLICATION FOR ZONING BOARD OF APPEALS HEARING
To be completed by all Applicants

Date Submitted: January 11th, 2024

Applicant Name: Jeffrey Allsopp Phone: (978) 468-1556

Applicant Address: 11 Blackbrook Dr., Hamilton, MA

Applicant respectfully petitions the Board of Appeal for the following:

That he/she is seeking (check all that apply):

- ☐ Variance: (State Type)
- ☒ Extension or Alteration of a Non-Conforming Use, Structure, or Lot
- ☐ Site Plan Review
- ☐ Abbreviated Site Plan Review
- ☐ Special Permit: (State Type)
- ☐ Appeal of Decision of the Building Inspector
- ☐ Conversion for Temporary Living Area
- ☐ Comprehensive Permit
- ☒ Other: Finding Under M.G.L c. 40A §6 & Hamilton Zoning By-Laws §§ 5.2 & 5.3

Address of Property if different from Applicant Address above: 25 Gardner St., 925 Bay Rd., 0 Moulton St. Rear

Owner of property if different from Applicant noted above: Nancy S. Randall & Thomas M. Sears, Trustees
25 Gardner Street Nominee Trust

Note: If not the owner of the property, applicant must provide proof they are either the holder of a written option to purchase the property (or) verification they have authority to act on behalf of the owner of the property.

Zoning District: R-1B

Existing Lot Size: 59.15 Ac (57.52 at 25 Gardner & 925 Bay; 1.63 at Moulton Rear)

State Briefly what structures are on the property:

The Property contains: Three (3) Principal Dwellings (One (1) two-family dwelling and two (2) single-family dwellings); Five (5) Accessory Buildings (two (2) barns, two (2) garages, one (1) Pool House); a Pool and a Tennis Court

State in detail what the petitioner desires to do at said subject property:

Reference is made to the plan filed herewith, entitled "Plan of Land in Hamilton, Mass.", prepared by Hayes Engineering Inc., dated January 8, 2024, (the "Plan").

The Petitioner proposes to divide the existing Property, which is comprised of eight (8) parcels and contains three Principal Dwellings, to create five (5) lots. The two small lots (Lots A & B, as shown on the Plan), located off of Bay Road and Moulton Street, will have one dwelling structure and accessory structure each, all located within "Building Envelope #1" created by the Conservation Restriction on the Property, and will retain the pre-existing non-conformities other than the multiple-dwelling-per-lot non-conformity, which the lot division will cure. The existing residence on Lot A will be razed and rebuilt outside of the setback areas to remove the dimensional non-conformity of that structure. The existing two-family residence on Lot B will remain in place, as desired by the Hamilton Historic District Commission to preserve its current historical layout, with existing non-conformities. The three larger lots (Lots C, D & E, which will show with Lots A & B on an ANR Plan to be filed with the Planning Board) off of Gardner St will be conforming lots, all subject to an existing Conservation Restriction which only allows construction of principal dwellings within the building envelope #2 located on Lots C & D. Lot E will be combined with the adjacent parcel at 0 Gardiner Street.

State whether any petition as to the said premises has been submitted to this Board within the last five years. If so, give details:

None.

State if any Building Permit has been granted to said premises within the past two years. If yes, give details:

None.

Signed: _____
Address: **11 Blackbrook Dr.** _____
Hamilton, MA _____
Phone: **(978) 468-1556** _____



**TOWN OF HAMILTON
ZONING BOARD OF APPEALS**

**REQUEST FOR FINDINGS OF FACT
EXTENSION OR ALTERATION OF A NON-CONFORMING USE**

Date Submitted: January 11, 2024

Applicant Name: Jeffrey Allsopp

Non-Conforming Property Located at: 25 Gardner St., 925 BayRd., 0 Moulton St. Rear

Note the Existing Non-Conformity (check all that apply):

- ☐ Lot Size
- ☒ Front Yard Setback
- ☐ Side Yard Setback
- ☐ Rear Yard Setback
- ☐ Lot Coverage
- ☒ Property/Building Use: **3 principal dwellings on the same lot, one of which is a two-family**
- ☐ Other: _____

Will the proposed extension or alteration meet current zoning requirements:

- ☐ Yes
- ☒ No: State non-compliance of extension/alteration

Please see Zoning Table and Statement of Relief Required on the Plan entitled "ZBA Plan, Hamilton, Mass.", prepared by Hayes Engineering Inc., dated January 11, 2024, (the "Plan"), a copy of which is attached hereto.

The existing setback non-conformities will remain for the two smaller lots (Lots A & B as shown on the Plan) with the setback non-conformities for Lot A cured by the removal of the existing house thereon and its reconstruction outside the setbacks. The existing use non-conformity will be reduced, as the three dwellings currently on one lot will become three dwellings each on their own lot.

Proposed Lot A would be non-conforming with respect to lot area and frontage (Town of Hamilton Zoning By-Law §4.1.2), and with respect to the Proof Circle (ZBL §4.2.2). Proposed lot B would be non-conforming with respect to lot area and front setback (ZBL §4.1.2) and with respect to the Proof Circle (ZBL §4.2.2). Applicant seeks a finding from the Board under ZBL §§5.2 and 5.3 with respect to these non-conformities.

Will the proposed extension or alteration further encroach on the existing non-conformity

- ☒ No
- ☐ Yes: State further encroachment

Applicant shall state that the extension or alteration reflects the nature and purpose of the previous use (or) that the extension or alteration is no different in kind in its effect on the neighborhood as compared with the previous use for the following reasons:

The division of the currently non-conforming property will result in no difference in kind in its effect on the neighborhood as there will be no change in the number of structures or their use. Further, the division will reduce the existing non-conformities as

- (a) three of the resulting lots will be conforming; and**
- (b) the removal of the dwelling on Lot A, to be rebuilt outside the minimum setbacks, will remove the dimensional non-conformities for that structure.**

Applicant shall state that the extension or alteration will not be substantially more detrimental to the neighborhood than the existing non-conforming use or structure for the following reasons:

The proposed division will not be substantially more detrimental to the neighborhood as the existing structures on the lots will either be improved in substantially their current position or will be rebuilt to achieve a greater degree of conformity.

Signed: _____
Address: **11 Blackbrook Road** _____
Hamilton, MA _____
Phone: **(978) 468 1556** _____

HAMILTON HISTORICAL COMMISSION



MEMORANDUM

To: Town of Hamilton Zoning Board of Appeals (ZBA)
Bruce Gingrich, Chair

RE: 25 Gardner St/925 Bay Road Proposed Lot Changes

Date: 23 January, 2024

Dear Bruce,

I am writing on behalf of the Hamilton Historical Commission (HHC) in regard to the proposed changes to the lot configuration for the above referenced properties located at the intersection of Bay Road, Gardner Street, and Moulton Street.

The main house and barn located on these properties have been determined by the HHC to be of architectural interest and importance to the Town, and that they should be preferably preserved under the Town Demolition Delay Bylaw. The main house is a visual landmark in Hamilton and is a rare early 18th Century colonial in its original location, which together with the barn forms a fine surviving example of a historic New England rural building group.

The HHC was presented two plans by Mr. Allsopp for these properties. The first, which divided the lot into two conforming properties, required the demolition of the historic buildings. The HHC does not support this option. The second option divides the properties into two non-conforming lots but allows the historic buildings to be preserved. The HHC supports this option as it preserves these important early structures.

The HHC hopes that the ZBA will take into consideration the importance of these historic buildings and vote favorably to approve a non-conforming lot division. The goal for the HHC is to ensure that these structures are preserved and any lot subdivision that aids in reaching this goal is our recommendation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Scott R. Clements".

Scott R. Clements
Chairman, Hamilton Historical Commission

HAMILTON HISTORIC DISTRICT COMMISSION / HISTORICAL COMMISSION

Teleconference

MINUTES OF THE MEETING OF January 9, 2024

HHDC Members Present: Chair Scott Clements, Liz Wheaton, Kristen Weiss

HHDC Coordinator: Laurie Wilson

Others in Attendance: Jeffrey Allsopp

Call to Order

Hamilton Historic District Commission [HHDC] Chair Scott Clements called the HHDC meeting to order at 6:33 p.m. -there was a quorum present.

Public Hearing to Consider a Petition for three Demolition Permits for 25 Gardner Street

This is a continuation of a prior request by Jeff Allsopp who is in the process of purchasing the property at 25 Gardner Street. He has submitted building permit applications to demolish three structures on the property at the corner of Gardner Street, Bay Road, and Moulton Street. They were built before 1940, and so need to go before the Historical Commission for approval to demolish them. Mr. Allsopp identified the structures as:

- A timber frame barn
- A two family house on the corner (also identified as 925 Bay Road)
- A one bedroom ranch/cottage (also identified as 2 Moulton Street)
- A two bay garage, which is newer and not under consideration of the Historical Commission

Since the meeting on November 28, 2023, the Commission had a site visit to view the properties on December 15, 2023. Now the Commission will be evaluating whether the demolitions are appropriate or not for the buildings based on the criteria which is reviewed by the Historic District Commission.

Mr. Allsopp has made some changes to his plans since December. The new plan, which will go before the ZBA on February 7, shows two non-conforming lots: Lot A would have the ranch house removed and would become a non-conforming buildable house lot and Lot B, the one on the corner with the two family house and the barn would remain.

Mr. Clements stated that he had looked at some older maps of the Town. By 1850's the house is definitely shown in its current location. A 1910 map shows both the house and the barn, as well as 2 other structures, one where the garage is and another building in a different location than where the cottage is. The real historic interest is the main house and the barn.

Matt Sears wanted to reiterate what Mr. Allsopp said in regards of the safety of the main house. Mr. Sears has spoken with family members and learned that there have been at least four accidents over a few decades at that corner, one into the house, and at least three into the stone wall. He felt that that merits some consideration of the overall safety of that corner. Ms. Wheaton asked if there's anything that can be done to shore up behind the stone wall or anything else to make that house safer. Mr. Allsopp mentioned that the property line had been much further away from the house but the state took away the buffer when there was a taking of land when 1A became a state road. Mr. Allsopp mentioned that bollards there would require a petition to the state to allow something to be put in.

Publication Name:
Salem News, The

Publication URL:
www.salemnews.com/

Publication City and State:
Salem, MA

Publication County:
Essex

Notice Popular Keyword Category:

Notice Keywords:
Gardner Street

Notice Authentication Number:
202401301437493593670
855434395

Notice URL:

[Back](#)

Notice Publish Date:
Monday, January 29, 2024

Notice Content

Notice of Public Hearing - Town of Hamilton Zoning Board of Appeals
A Public Hearing will be held on Wednesday, February 7, 2024, at 577 Bay Road, Hamilton, MA, Town Hall, Memorial Room, & via Zoom, to commence at 7:00 PM. The application is for the property owned by Jeffrey Allsopp, 11 Blackbrook Road, Hamilton, for the property located at 25 Gardner Street, 925 Bay Road, 0 Moulton Street, Rear, Assessor's Map 24, Lots 26 & 34. Applicant is seeking a Finding under Zoning Bylaw Sections 5.2 & 5.3 to create individual lots for existing non-conforming uses & structures. A copy of the complete application is available for review in the Building Department during the regular hours of operation of the Town Hall.
Bruce Gingrich, Chair
SN - January 22,29 2024

[Back](#)

Publication Name:
Salem News, The

Publication URL:
www.salemnews.com/

Publication City and State:
Salem, MA

Publication County:
Essex

Notice Popular Keyword Category:

Notice Keywords:
Gardner Street

Notice Authentication Number:
202401301438165253976
855434395

Notice URL:

[Back](#)

Notice Publish Date:
Monday, January 22, 2024

Notice Content

Notice of Public Hearing - Town of Hamilton Zoning Board of Appeals
A Public Hearing will be held on Wednesday, February 7, 2024, at 577 Bay Road, Hamilton, MA, Town Hall, Memorial Room, & via Zoom, to commence at 7:00 PM. The application is for the property owned by Jeffrey Allsopp, 11 Blackbrook Road, Hamilton, for the property located at 25 Gardner Street, 925 Bay Road, 0 Moulton Street, Rear, Assessor's Map 24, Lots 26 & 34. Applicant is seeking a Finding under Zoning Bylaw Sections 5.2 & 5.3 to create individual lots for existing non-conforming uses & structures. A copy of the complete application is available for review in the Building Department during the regular hours of operation of the Town Hall.
Bruce Gingrich, Chair
SN - January 22,29 2024

[Back](#)

Public Hearing Timeline fo

- Public Hearing Notice date stamp and posted by Town Clerk on 01-19-2024
- Public Hearing Notice sent to property owners listed on the certified List of Abutters on 01-24-2024
- Public Hearing Notice sent to the abutting Towns on 01-30-2024
- Public Hearing Notice hand delivered to Board of Health, Conservation Commission, Dept. of Public Works, Police Dept., Fire Dept. 01-30-2024
- Public Hearing Notice in the local newspaper, The Salem News, on 01-22-2024 & 01-29-2024

December 27, 2023

MAP 24 LOT 26
MAP 24 LOT 34

**TOWN OF HAMILTON
Zoning Board of Appeals
CERTIFICATE OF PARTIES IN INTEREST**

Pursuant to Massachusetts General Laws, Chapter 40A, Section 11, the undersigned Assessor of the Town of Hamilton, hereby certifies that the names and addresses appearing on the list appended hereto are those of the:

- (a) abutters 100'
- (b) owners of land directly opposite on any public or private street or way
- X (c) owners of land within 300' of the property line of the property at:

25 Gardner St and 0 Moulton St

So. Hamilton

Dated December 27, 2023

Prepared by Assessor's Office of the Town of Hamilton.

Jane Dooley
Assistant Assessor



300 feet Abutters List Report

Hamilton, MA
December 27, 2023

Subject Property:

Parcel Number: 24-0026
CAMA Number: 24-000-0026
Property Address: 25 GARDNER ST

Mailing Address: SEARS BARBARA I TRUSTEE 25
GARDNER ST NOMINEE TRUST
PO BOX 101
HAMILTON, MA 01936

Abutters:

Parcel Number: 24-0002
CAMA Number: 24-000-0002
Property Address: 938 BAY RD

Mailing Address: IBERGER TIMOTHY J. TRUSTEE IRREV
TRUST
938 BAY RD
SOUTH HAMILTON, MA 01982

Parcel Number: 24-0003
CAMA Number: 24-000-0003
Property Address: 944 BAY RD

Mailing Address: COPPLE MICHAEL LINES STEPHANIE
944 BAY RD
SOUTH HAMILTON, MA 01982

Parcel Number: 24-0010
CAMA Number: 24-000-0010
Property Address: 38 GARDNER ST

Mailing Address: TOWNSEND PETER R TOWNSEND
CHRISTINA K
38 GARDNER ST
SOUTH HAMILTON, MA 01982

Parcel Number: 24-0012
CAMA Number: 24-000-0012
Property Address: 957 BAY RD

Mailing Address: COMEAU DAVID J
957 BAY RD
SOUTH HAMILTON, MA 01982

Parcel Number: 24-0013
CAMA Number: 24-000-0013
Property Address: 935 BAY RD

Mailing Address: GRAY WARREN R JR DORIS S
935 BAY RD
SOUTH HAMILTON, MA 01982

Parcel Number: 24-0014
CAMA Number: 24-000-0014
Property Address: 18 GARDNER ST

Mailing Address: GIBBS ROY P GIBBS COURTNEY
BARSANTI
18 GARDNER ST
SOUTH HAMILTON, MA 01982

Parcel Number: 24-0015
CAMA Number: 24-000-0015
Property Address: 22 GARDNER ST

Mailing Address: MOSELEY ELIZABETH PERKINS
TRUSTEE
PO BOX 549
HAMILTON, MA 01936

Parcel Number: 24-0016
CAMA Number: 24-000-0016
Property Address: 62 GARDNER ST

Mailing Address: RAYMOND JOHN WILLIAM & CAROL M
62 GARDNER ST
SOUTH HAMILTON, MA 01982

Parcel Number: 24-0017
CAMA Number: 24-000-0017
Property Address: 72 GARDNER ST

Mailing Address: NISTL ANTON JR. CAROLYN
72 GARDNER ST
SOUTH HAMILTON, MA 01982

Parcel Number: 24-0023
CAMA Number: 24-000-0023
Property Address: 77 GARDNER ST

Mailing Address: ESCOLL SOPHIE
77 GARDNER ST
S. HAMILTON, MA 01982



www.cai-tech.com

12/27/2023

Data shown on this report is for informational purposes only. The Town of Hamilton and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report. The Town of Hamilton makes no warranties with regard to the report's accuracy or completeness and assumes no liability associated with use of the data.



300 feet Abutters List Report

Hamilton, MA
December 27, 2023

Parcel Number:	24-0024	Mailing Address:	HOLZ SCOTT D & CHRISTINA W
CAMA Number:	24-000-0024		65 GARDNER ST
Property Address:	65 GARDNER ST		SOUTH HAMILTON, MA 01982
Parcel Number:	24-0025	Mailing Address:	ECKER CHRISTIAN P ECKER ANNE S
CAMA Number:	24-000-0025		57 GARDNER ST
Property Address:	57 GARDNER ST		SOUTH HAMILTON, MA 01982
Parcel Number:	24-0027	Mailing Address:	NORRIS CURT G KELLY J TE
CAMA Number:	24-000-0027		6 MOULTON ST
Property Address:	6 MOULTON ST		SOUTH HAMILTON, MA 01982
Parcel Number:	24-0028	Mailing Address:	DECOURCY ANDREW R CHRISTINA L
CAMA Number:	24-000-0028		18 MOULTON ST
Property Address:	18 MOULTON ST		SOUTH HAMILTON, MA 01982
Parcel Number:	24-0029	Mailing Address:	DIETRICH JOERG JESSICA LUCY
CAMA Number:	24-000-0029		22 MOULTON ST
Property Address:	22 MOULTON ST		SOUTH HAMILTON, MA 01982
Parcel Number:	24-0030	Mailing Address:	CHITRE ANJALI U YASH S
CAMA Number:	24-000-0030		901 BAY RD
Property Address:	901 BAY RD		SOUTH HAMILTON, MA 01982
Parcel Number:	24-0031	Mailing Address:	BONVENTRE JOSEPH A CATHERINE
CAMA Number:	24-000-0031		P.O. BOX 136
Property Address:	5 MOULTON ST		HAMILTON, MA 01936
Parcel Number:	24-0033	Mailing Address:	EVERITT TIMOTHY S CARTER
CAMA Number:	24-000-0033		36 MOULTON ST
Property Address:	36 MOULTON ST		SOUTH HAMILTON, MA 01982
Parcel Number:	24-0034	Mailing Address:	SEARS BARBARA I TRUSTEE 25
CAMA Number:	24-000-0034		GARDNER ST NOMINEE TRUST
Property Address:	0 REAR MOULTON ST		PO BOX 101
			HAMILTON, MA 01936
Parcel Number:	24-0035	Mailing Address:	KELLEHER KEVIN KELLEHER
CAMA Number:	24-000-0035		CORDELIA ALLSOPP
Property Address:	139 GARDNER ST		139 GARDNER ST
			S. HAMILTON, MA 01936
Parcel Number:	24-0036	Mailing Address:	ALLSOPP JEFFREY
CAMA Number:	24-000-0036		11 BLACKBROOK ROAD
Property Address:	0 GARDNER ST		SOUTH HAMILTON, MA 01982
Parcel Number:	24-0037	Mailing Address:	BRIZUELA LEONARDO MCLEOD
CAMA Number:	24-000-0037		ELIZABETH TE
Property Address:	4 BANCROFT WY		4 BANCROFT WY
			SOUTH HAMILTON, MA 01982



www.cai-tech.com

12/27/2023

Data shown on this report is for informational purposes only. The Town of Hamilton and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report. The Town of Hamilton makes no warranties with regard to the report's accuracy or completeness and assumes no liability associated with use of the data.

Page 2 of 4



300 feet Abutters List Report

Hamilton, MA
December 27, 2023

Parcel Number:	24-0038	Mailing Address:	FORD CHRISTOPHER & JENNIFER
CAMA Number:	24-000-0038		5 BANCROFT WY
Property Address:	5 BANCROFT WY		SOUTH HAMILTON, MA 01982
Parcel Number:	24-0039	Mailing Address:	MORGAN RICHARD E MORGAN SUSAN
CAMA Number:	24-000-0039		A
Property Address:	1 BANCROFT WY		1 BANCROFT WAY
			HAMILTON, MA 01982
Parcel Number:	24-0004	Mailing Address:	BOAMAN BRETT D PAGE KATELYN S
CAMA Number:	24-001-0004		946 BAY RD 1
Property Address:	946 BAY RD		SOUTH HAMILTON, MA 01982
Parcel Number:	24-0004	Mailing Address:	MOMOH ADEYEYE
CAMA Number:	24-002-0004		946 BAY RD UNIT 2
Property Address:	946 BAY RD		SOUTH HAMILTON, MA 01982
Parcel Number:	24-0004	Mailing Address:	MILLS NATALIE
CAMA Number:	24-003-0004		946 BAY RD 3
Property Address:	946 BAY RD		SOUTH HAMILTON, MA 01982
Parcel Number:	24-001A	Mailing Address:	WOLCOTT CHARLES S
CAMA Number:	24-01A-000A		P.O. BOX 38
Property Address:	918 BAY RD		HAMILTON, MA 01936
Parcel Number:	24-032A	Mailing Address:	WOLCOTT CHARLES S ELIZABETH
CAMA Number:	24-32A-000A		PO BOX 38
Property Address:	900 BAY RD		HAMILTON, MA 01936
Parcel Number:	32-0001	Mailing Address:	EDINGTON FREDERICK EDINGTON
CAMA Number:	32-000-0001		JANE
Property Address:	52 MOULTON ST		52 MOULTON ST
			SOUTH HAMILTON, MA 01982
Parcel Number:	32-0002	Mailing Address:	HAMILTON TOWN OF
CAMA Number:	32-000-0002		577 BAY RD
Property Address:	0 MOULTON ST		HAMILTON, MA 01936
Parcel Number:	32-0003	Mailing Address:	BROWN BRIAN M & BROWN MJ TRS
CAMA Number:	32-000-0003		58 MOULTON ST
Property Address:	58 MOULTON ST		SOUTH HAMILTON, MA 01982
Parcel Number:	32-0009	Mailing Address:	CIRIELLO PAUL L DEL MUL SUSAN
CAMA Number:	32-000-0009		WENDY
Property Address:	198 MOULTON ST		198 MOULTON ST
			SOUTH HAMILTON, MA 01982
Parcel Number:	32-0011	Mailing Address:	MOSELEY JAMES B JANICE P
CAMA Number:	32-000-0011		P O BOX 309
Property Address:	0 MOULTON ST		HAMILTON, MA 01936



www.cai-tech.com



300 feet Abutters List Report

Hamilton, MA
December 27, 2023

Parcel Number:	32-0012	Mailing Address:	SNOW NICHOLAS B SNOW AMANDA L C
CAMA Number:	32-000-0012		31 MOULTON ST
Property Address:	31 MOULTON ST		SOUTH HAMILTON, MA 01982
Parcel Number:	32-0036	Mailing Address:	CHASE SUZANNE
CAMA Number:	32-000-0036		44 MOULTON ST
Property Address:	44 MOULTON ST		SOUTH HAMILTON, MA 01982
Parcel Number:	33-0002	Mailing Address:	THOMAS JAMES E THOMAS DEBRA
CAMA Number:	33-000-0002		218 SAGAMORE ST
Property Address:	218 SAGAMORE ST		SOUTH HAMILTON, MA 01982
Parcel Number:	33-0003	Mailing Address:	SIERRATAAN FARM LLC
CAMA Number:	33-000-0003		108 WEST 13TH STREET
Property Address:	236 SAGAMORE ST		WILMINGTON, DE 19801
Parcel Number:	33-0004	Mailing Address:	HILF DAVID O. HILF KRISTIN M.
CAMA Number:	33-000-0004		264 SAGAMORE ST
Property Address:	264 SAGAMORE ST		HAMILTON, MA 01982



www.cai-tech.com



300 feet Abutters List Report

Hamilton, MA
December 27, 2023

Subject Property:

Parcel Number:	24-0034	Mailing Address:	SEARS BARBARA I TRUSTEE 25
CAMA Number:	24-000-0034		GARDNER ST NOMINEE TRUST
Property Address:	0 REAR MOULTON ST		PO BOX 101
			HAMILTON, MA 01936

Abutters:

Parcel Number:	24-0026	Mailing Address:	SEARS BARBARA I TRUSTEE 25
CAMA Number:	24-000-0026		GARDNER ST NOMINEE TRUST
Property Address:	25 GARDNER ST		PO BOX 101
			HAMILTON, MA 01936

Parcel Number:	24-0027	Mailing Address:	NORRIS CURT G KELLY J TE
CAMA Number:	24-000-0027		6 MOULTON ST
Property Address:	6 MOULTON ST		SOUTH HAMILTON, MA 01982

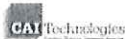
Parcel Number:	24-0028	Mailing Address:	DECOURCY ANDREW R CHRISTINA L
CAMA Number:	24-000-0028		18 MOULTON ST
Property Address:	18 MOULTON ST		SOUTH HAMILTON, MA 01982

Parcel Number:	24-0029	Mailing Address:	DIETRICH JOERG JESSICA LUCY
CAMA Number:	24-000-0029		22 MOULTON ST
Property Address:	22 MOULTON ST		SOUTH HAMILTON, MA 01982

Parcel Number:	24-0033	Mailing Address:	EVERITT TIMOTHY S CARTER
CAMA Number:	24-000-0033		36 MOULTON ST
Property Address:	36 MOULTON ST		SOUTH HAMILTON, MA 01982

Parcel Number:	32-0001	Mailing Address:	EDINGTON FREDERICK EDINGTON
CAMA Number:	32-000-0001		JANE
Property Address:	52 MOULTON ST		52 MOULTON ST
			SOUTH HAMILTON, MA 01982

Parcel Number:	32-0036	Mailing Address:	CHASE SUZANNE
CAMA Number:	32-000-0036		44 MOULTON ST
Property Address:	44 MOULTON ST		SOUTH HAMILTON, MA 01982

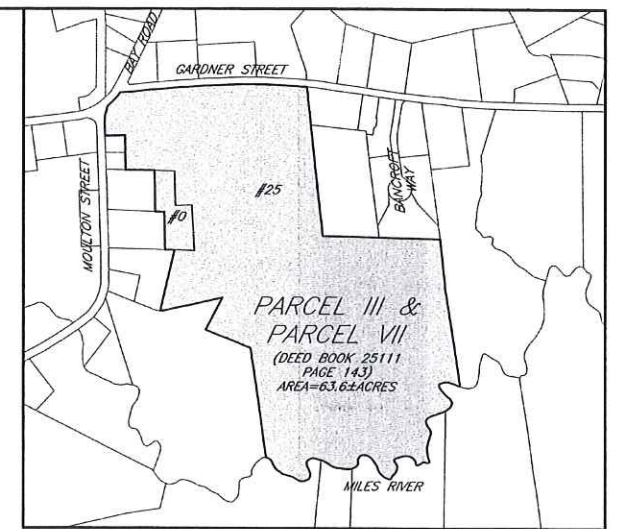
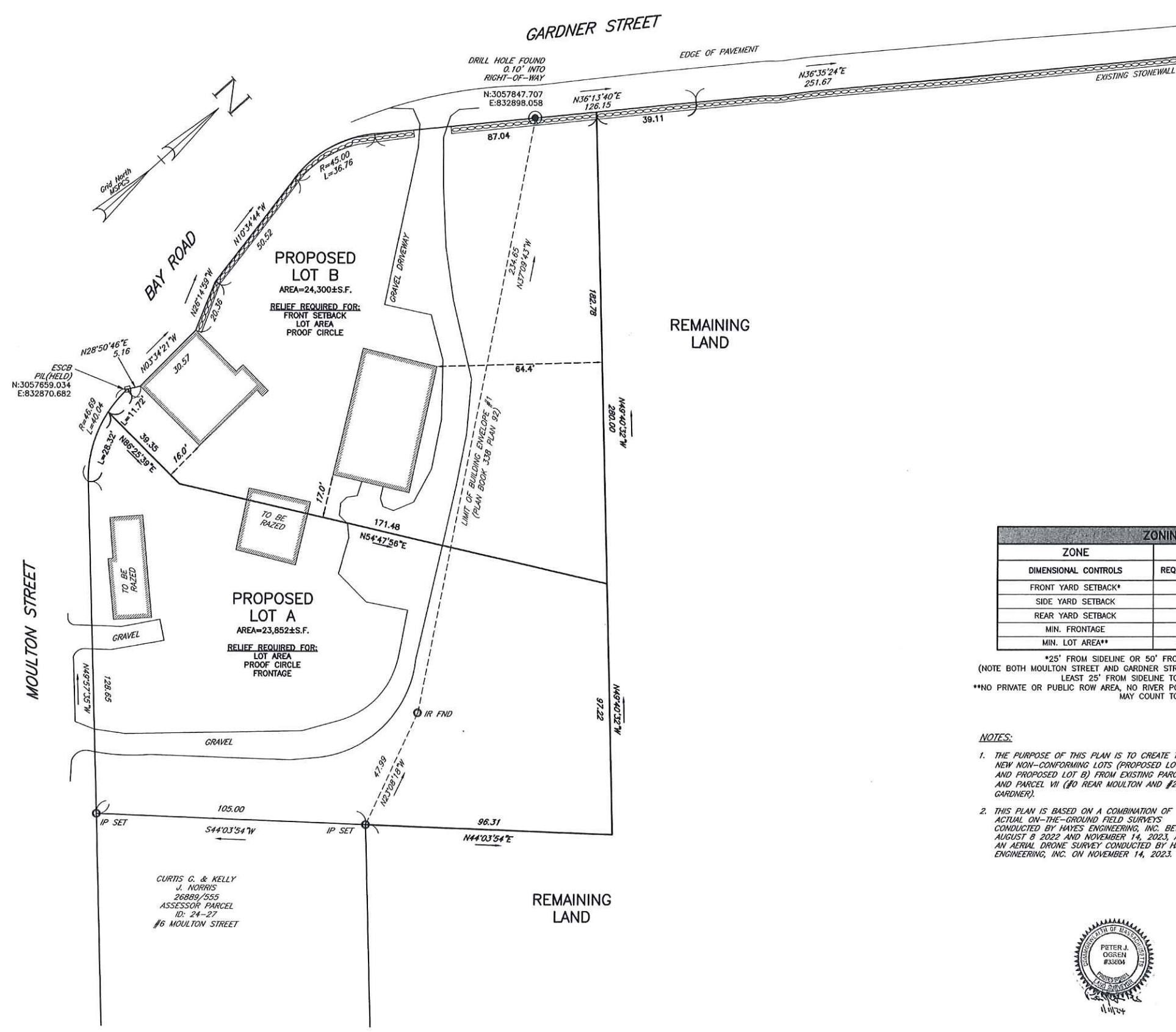


www.cai-tech.com

12/27/2023

Data shown on this report is for informational purposes only. The Town of Hamilton and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report. The Town of Hamilton makes no warranties with regard to the report's accuracy or completeness and assumes no liability associated with use of the data.

Page 1 of 1



KEY MAP:
(1"=500')
(COMPILED FROM MASS MAPPER)

Coordinate System

N 3,037,365.88
E 814,264.07
Massachusetts Mainland State Plane
Coordinates in US Survey feet based upon
NAD 83 (2011) (Epoch 2010.00) datum
using GEOID 2018

RECORD OWNER:

#0 REAR MOULTON STREET &
#25 GARDNER STREET
25 GARDNER STREET
NOMINEE TRUST
BARBARA I. SEARS, TRUSTEE
DEED BOOK 25111 PAGE 143
ASSESSORS MAP 24
LOTS 26 AND 34

ZONING TABLE			
ZONE	R-1B (SINGLE RESIDENTIAL)		
DIMENSIONAL CONTROLS	REQUIRED/ALLOWED	PROPOSED LOT A	PROPOSED LOT B
FRONT YARD SETBACK*	25 ft.	N/A	0.0
SIDE YARD SETBACK	15 ft.	N/A	16.0
REAR YARD SETBACK	15 ft.	N/A	64.4
MIN. FRONTAGE	175 ft.	156.97 ft.	242.13 ft.
MIN. LOT AREA**	40,000 s.f.	23,852 s.f.	24,300 s.f.

*25' FROM SIDELINE OR 50' FROM CENTERLINE, WHICHEVER GREATER.
(NOTE BOTH MOULTON STREET AND GARDNER STREET ARE VARIABLE WIDTH, BOTH APPEAR TO HAVE AT LEAST 25' FROM SIDELINE TO CENTERLINE AT THIS LOCATION)
**NO PRIVATE OR PUBLIC ROW AREA, NO RIVER POND AREA, AND NO PORTION OF LOT WITH <75' WIDTH MAY COUNT TOWARDS LOT AREA.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE TWO NEW NON-CONFORMING LOTS (PROPOSED LOT A AND PROPOSED LOT B) FROM EXISTING PARCEL III AND PARCEL VII (#0 REAR MOULTON AND #25 GARDNER).
- THIS PLAN IS BASED ON A COMBINATION OF ACTUAL ON-THE-GROUND FIELD SURVEYS CONDUCTED BY HAYES ENGINEERING, INC. BETWEEN AUGUST 8 2022 AND NOVEMBER 14, 2023, AND AN AERIAL DRONE SURVEY CONDUCTED BY HAYES ENGINEERING, INC. ON NOVEMBER 14, 2023.

LEGEND:

- SBDH/CBDH STONE/CONCRETE BOUND DRILL HOLE
- ECBPIL /ESSEX COUNTY BOUND PIN IN LEAD
- STK/DH STAKE/ DRILL HOLE
- IP/IR IRON PIPE/IRON ROD
- E EASTING
- N NORTHING
- S.F. SQUARE FEET
- STONEWALL

PLAN REFERENCES:

PLAN BOOK 36 PLAN 15
PLAN BOOK 63 PLAN 20
PLAN 243 OF 1949
PLAN 410 OF 1958
PLAN 508 OF 1958
PLAN 418 OF 1959
PLAN 591 OF 1959
PLAN 168 OF 1960
PLAN 252 OF 1961
PLAN 273 OF 1965
PLAN BOOK 193 PLAN 52
PLAN BOOK 195 PLAN 41
PLAN BOOK 202 PLAN 2
PLAN BOOK 206 PLAN 4
PLAN BOOK 220 PLAN 23
AN UNRECORDED PLAN SIGNED AND STAMPED BY ROBERT BOWMAN, P.L.S. ENTITLED "PLAN OF LAND IN HAMILTON, PROPERTY OF FRANCIS P. SEARS, JR. ET UX", SCALE 1"=100', DATED FEBRUARY 22, 1979
PLAN BOOK 255 PLAN 58
PLAN BOOK 338 PLAN 22
PLAN BOOK 421 PLAN 70
PLAN BOOK 439 PLAN 49



Plan of Land in
HAMILTON, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Telephone: 781.246.2800
Facsimile: 781.246.7596
www.hayeseng.com

Scale: 1" = 20' 0' 10' 20' 40' 60' January 8, 2024

#25 GARDNER STREET AND #0 REAR MOULTON STREET
SEE BOARD OF APPEALS DECISION