

Notice of Public Hearing
Town of Hamilton Zoning Board of Appeals

A Public Hearing will be held on Wednesday, April 5, 2022, at 577 Bay Road, Hamilton, MA, Town Hall, Memorial Room, and via Zoom, to commence at 7:00 p.m., for the Special Permit Application for the property owned by Nicole Gray & K. William Miller, located at 255 Woodbury Street, Assessor's Map 58, lot 20. Applicant is seeking approval to construct an accessory apartment - Zoning Bylaw 3.6: Accessory Apartment. A copy of the complete application is available for review in the Building Department during the regular hours of operation of the Town Hall.

William Bowler, Chair



**TOWN OF HAMILTON
ZONING BOARD OF APPEALS**

**REQUEST FOR FINDINGS OF FACT
PERMIT OR SPECIAL PERMIT**

Date Submitted: 2/28/23
Applicant Name: Nichole Gray
K. William Miller
Applicant Address: 255 Woodbury St., S. Hamilton, MA 01982

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

Location: 255 Woodbury St., S. Hamilton, MA 01982

Nature: Create more living space for family/Rebuild existing accessory apartment for family use.

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

The By-Law seeks to expand Housing Stock within Hamilton this does just that.

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

The house is already existing. The accessory apartment was pre-existing when we moved in. Granting this permit will have no impact on the surrounding environment.

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

Existing system.

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

The house already exists and will not change on the outside.

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: Woodbury St.

All work performed will be carried out in a professional manner.

Rec. 2.28.23
paid \$75
MEF

TOWN OF HAMILTON
ZONING BOARD OF APPEALS

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

Date Submitted: 2/28/23

Applicant Name: Nichole Gray
K. William Miller Phone: 978-869-5342
978-810-1517

Applicant Address: 255 Woodbury St. South Hamilton, MA 01982

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) Accessory Apt. Bylaw 3.6
- Appeal of Decision of the Building Inspector
- Conversion for Temporary Living Area
- Comprehensive Permit
- Other:

Address of Property if different from Applicant Address above:

Owner of property if different from Applicant noted above:

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: R1A

Existing Lot Size: 40,000 SF

State Briefly what structures are on the property:

1 Raised Ranch

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

Rebuild lower level existing accessory apartment.

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

No.

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

NONE

Signed:

Nichole Gray

Address:

255 Woodbury St.

S. Hamilton, MA 01982

Phone:

978-869-5342 or 978-810-1517

nrggray255@gmail.com
bill122419@gmail.com

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

Signed: Michelle Gray
EW

Address: 255 Woodbury St.

S. Hamilton, MA 01982

Phone: 978-869-5342 or 978-810-1517

nrgray255@gmail.com

bill122419@gmail.com

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) Accessory Apt. 3.6

Special Permit Requested. Check all that apply.

District:	Type Use:
<input checked="" type="checkbox"/> Residential District	<input checked="" type="checkbox"/> <u>Residential</u>
<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:

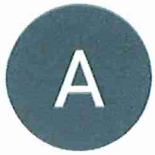
- Temporary Additional Living Area: 4 years
- Adult Entertainment Uses: 1 year
- Special permit will lapse after 1 year if substantial use or construction has not commenced except for good cause.

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



amy.bottomley.cavilla Feb 25



to me ▾

To Whom It May Concern (Planning Board):

We would like to voice our support for the Millers and Grays to change the zoning at 255 Woodbury Street to include an accessory apartment. We understand that the exterior facade and footprint of the dwelling will not change.

They are model neighbors who have worked exceptionally hard over the past several years to beautify and renovate their property. Tragically, their beloved family home was consumed by fire last summer. We look forward to their return once the rebuild is finished and know that an accessory apartment will allow the extended family to remain together.

Thank you for your consideration,

Robert and Amy Cavilla
233 Woodbury Street
South Hamilton, MA 01982





February 28, 2023

Map 58, Lot 20

**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:

255 Woodbury St

So. Hamilton

Dated February 28, 2023

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

Jane Dooley
Assistant Assessor



300 feet Abutters List Report

Hamilton, MA
February 28, 2023

Subject Property:

Parcel Number: 58-0020
CAMA Number: 58-000-0020
Property Address: 255 WOODBURY ST

Mailing Address: DUPUIS-MILLER NICHOLE & KENNET
255 WOODBURY ST
SOUTH HAMILTON, MA 01982

Abutters:

Parcel Number: 58-0016
CAMA Number: 58-000-0016
Property Address: 251 BRIDGE ST

Mailing Address: LOPILATO ROBERT JANE E
251 BRIDGE ST
SOUTH HAMILTON, MA 01982

Parcel Number: 58-0017
CAMA Number: 58-000-0017
Property Address: 249 BRIDGE ST

Mailing Address: RUSSO BRIAN E EMILY TURNER
RUSSO
249 BRIDGE ST
SOUTH HAMILTON, MA 01982

Parcel Number: 58-0018
CAMA Number: 58-000-0018
Property Address: 265 WOODBURY ST

Mailing Address: DAVIS TIMOTHY K LISA M
265 WOODBURY ST
SOUTH HAMILTON, MA 01982

Parcel Number: 58-0019
CAMA Number: 58-000-0019
Property Address: 233 WOODBURY ST

Mailing Address: CAVILLA ROBERT C AMY BOTTOMLEY
CAVILLA
233 WOODBURY ST
SOUTH HAMILTON, MA 01982

Parcel Number: 58-0022
CAMA Number: 58-000-0022
Property Address: 51 GREENBROOK RD

Mailing Address: GINGRICH BRUCE F JR SUSAN A TE
51 GREENBROOK RD
SOUTH HAMILTON, MA 01982

Parcel Number: 58-0023
CAMA Number: 58-000-0023
Property Address: 45 GREENBROOK RD

Mailing Address: WAINWRIGHT ANDREW S NATALIA K
45 GREENBROOK RD
SOUTH HAMILTON, MA 01982

Parcel Number: 58-0024
CAMA Number: 58-000-0024
Property Address: 37 GREENBROOK RD

Mailing Address: THE MARY C HAMILTON 2009 TRUST
37 GREENBROOK RD
SOUTH HAMILTON, MA 01982

Parcel Number: 58-0025
CAMA Number: 58-000-0025
Property Address: 29 GREENBROOK RD

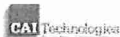
Mailing Address: GALE DONNA C
29 GREENBROOK RD
SOUTH HAMILTON, MA 01982

Parcel Number: 58-0045
CAMA Number: 58-000-0045
Property Address: 225 WOODBURY ST

Mailing Address: RENNICKS DIANE M
225 WOODBURY ST
SOUTH HAMILTON, MA 01982

Parcel Number: 64-0005
CAMA Number: 64-000-0005
Property Address: 130 ESSEX ST

Mailing Address: GORDON-CONWELL THEO SEM INC
130 ESSEX ST
SOUTH HAMILTON, MA 01982



www.cai-tech.com

2/28/2023

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CAVILLA ROBERT C
AMY BOTTOMLEY CAVILLA
233 WOODBURY ST
SOUTH HAMILTON, MA 01982

DAVIS TIMOTHY K
LISA M
265 WOODBURY ST
SOUTH HAMILTON, MA 01982

GALE DONNA C
29 GREENBROOK RD
SOUTH HAMILTON, MA 01982

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