

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

A Public Hearing will be held on Wednesday, March 6, 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 Brian & Jessica Doherty, for the property located at 2 Beech Street, Assessor's Map 66, Lot 03. Applicants are seeking a Finding under Zoning Bylaw Section 5.3.4.5 for dimensional relief in order to reconstruct and extend a front porch and side stairs, and extend front roof, on a non-conforming lot and non-conforming structure. A copy of the complete application is available for review in the Building Department during the regular hours of operation of the Town Hall at 299 R Bay Road.

Bruce Gingrich, Chair

TOWN OF HAMILTON
ZONING BOARD OF APPEALS

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

Rec. 2-16-24

paid \$75

#2608

Date Submitted: February 16, 2024

Applicant Name: : Jessica Doherty and Brian Doherty, Deed dated December 28, 2022, recorded at ESRD at Book 41389, Page 152. Attached as Exhibit A.

Applicant Address: 114 Lothrop Street, Beverly, MA Phone: 508-596-1252 and 781-948-8719

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:

Address of Property if different from Applicant Address above: 2 Beech Street, Hamilton, MA

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: R-1A

Existing Lot Size: 2 Beech Street is 4,320 square feet (.106 acres) lot shaped like a Trapezoid. 2 Beech Street is Lot 24 on the "Lake View Park" subdivision approved and recorded in 1931 with ESRD at Plan Book 60/39.

State Briefly what structures are on the property: Single Family Ranch Style home built in 1940 and accessory structure (shed)

State in detail what the petitioner desires to do at said subject property: Petitioner is updating and renovating the existing structure, including but not limited to, the roof and side deck and stairs and the front deck and stairs. Architectural Plans will be available for Board review. Petitioner is represented by Architect, Craig Bosworth, Engineer, Meridian Associates and Attorney Wm. Heney. The Petitioner has been working with Hamilton Conservation Committee and on February 14, 2024 the Conservation Committee issued a Negative Determination of Applicability for the front and side steps as well as the generator. There are 3 standard conditions, control invasives, add more erosion controls around side steps, and prevent fuel spills or leaks from any construction vehicles

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: Yes, permit to replace and repair roof.

Signed: Jessica Doherty and Brian Doherty by Wm. Heney
By Wm. Heney, Attorney for Jessica Doherty and Brian Doherty
Heney and Associates, LLC

86 Dodge Street
Beverly MA 01915

978-921-1050



**TOWN OF HAMILTON
ZONING BOARD OF APPEALS**

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

Date Submitted: February 16, 2024

Applicant Name: : Jessica Doherty and Brian Doherty, Deed dated December 28, 2022, recorded at ESRD at Book 41389, Page 152. Attached as Exhibit A.

Non-Conforming Property Located at: 2 Beech Street, Hamilton, MA

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
- Other: _____

Will the proposed extension or alteration meet current zoning requirements:

- Yes
- No: State non-compliance of extension/alteration minor impacts on front yard setback Zone R-1A, minimum Front Yard setback and Side Yard set back.

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

- Yes: State further encroachment
Front Yard set back Required 25 ft Existing 11.9 ft, Proposed 10.7 ft (deck)

Front Yard Setback Required 25 ft, Existing 19.7, Proposed 15.7 (roof overhang front left and front right)

Side Yard Setback Required 15ft, Existing 1.3, Proposed 1.0 (side deck and stairs)

- No

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:

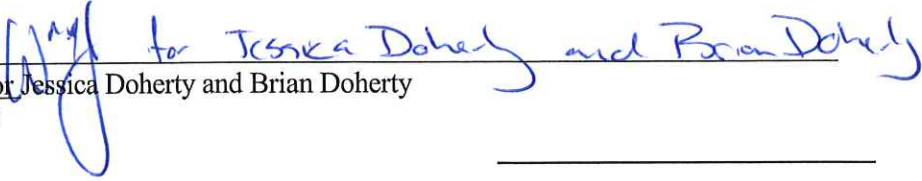
The use is not changing. The home will be in keeping with other homes in the neighborhood, smaller than most. The proposed improvements are minimal, commensurate with the neighborhood. The proposed renovation is respectful of the neighborhood and environment considering that as a matter of right the applicant could put on a second story impacting light and views of Chebacco Lake. The renovation is tasteful and necessary to bring a 1940s ranch style home more current. The impact on the proposed setbacks are so minimal that they will be indistinguishable visually from the current setbacks.

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 alteration will be an overall improvement with a positive impact on neighborhood aesthetics, safety and real estate values. Additional benefits of the project are site plan review by the Hamilton Conservation Commission, code compliance, a generator, safer entrance/exits and the overhang will provide for roof

runoff with minimal impact on environmentally sensitive areas. The overall renovation will provide a nicer visual appearance for neighbors travelling on Beech Street or down the Association path to Chebacco Lake.

Signed: _____

 for Jessica Doherty and Brian Doherty
By Wm. Heney, Attorney for Jessica Doherty and Brian Doherty
Heney and Associates, LLC

86 Dodge Street
Beverly MA 01915

978-921-1050



SO. ESSEX #209 Bk:41389 Pg:152
 01/06/2023 01:30 PM DEED Pg 1/3
 eRecorded

MASSACHUSETTS EXCISE TAX
 Southern Essex District ROD
 Date: 01/06/2023 01:30 PM
 ID: 1561355 Doc# 20230106002090
 Fee: \$2,850.00 Cons: \$625,000.00

QUITCLAIM DEED

I, **DENISE E. KELLY**, an unmarried woman of Hamilton, Massachusetts for consideration paid and in full consideration of **SIX HUNDRED TWENTY-FIVE THOUSAND and 00/100 DOLLARS (\$625,000.00)**, grant to **BRIAN DOHERTY AND JESSICA DOHERTY**, husband and wife, as tenants by the entirety, of 114 Lofthrop Street, Beverly, Massachusetts,

with *QUITCLAIM COVENANTS*

the land in Hamilton, known as 2 Beech Street (formerly Lakeview Avenue) bounded and described as follows:

- NORTHERLY** by the "Reservation" shown on a plan hereinafter referred to, seventy-seven and five tenths (77.5) feet;
- EASTERLY** by Chebacco Lake, fifty-two (52) feet;
- SOUTHERLY** by Lot No. 25 on said plan, about one hundred fourteen (114) feet; and
- NORTHWESTERLY** by Lot 23 on said plan, now or formerly owned by Smith, fifty (50) feet.

Being Lot No. 24 on plan of "Lake View Park" made by Thomas A. Appleton, C.E., dated July 28, 1931 and recorded with Essex South District Registry of Deeds in Plan Book 60, Plan 39, together with the right to use in common with others for all purposes for which public ways may be used said "Reservation" and Beech Street (formerly Lakeview Avenue) adjoining and Camp Road shown on said plan and to and over and upon the existing way over and upon land formerly of Knowlton now or late of the Lake Shore Realty Co., to the public way known as Essex Street, but subject to the right of others entitled thereto to use for like purposes the way over the granted premises shown on said plan.

Property Address: 2 Beech Street, Hamilton, Massachusetts

Subject to and together with all easements, restrictions and conditions of record insofar as the same may now be in force and applicable including an easement to Essex County Electric Co. and New England Telephone & Telegraph Co. dated August 26, 1955 and recorded with Essex South Registry of Deeds in Book 4220, Page 387.

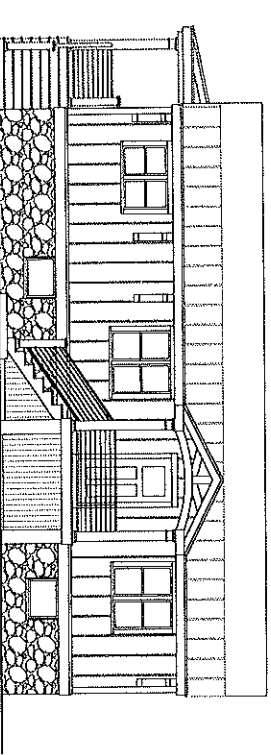
The Grantor hereby releases any and all rights of Homestead she may have in the premises being conveyed herein and further states under the penalties of perjury that no current or former spouse, civil partner or third party is entitled to claim the benefit of any estate of homestead in and to the property being conveyed hereunder.

Meaning and intending to convey the same premises conveyed to Grantor by deed dated July 27, 2012 and recorded with the Essex South District Registry of Deeds in Book 31560, Page 95.

DOHERTY RESIDENCE
2 BEECH STREET
HAMILTON, MA 01982



PREPARED BY:
BOSWORTH ARCHITECT L.L.C.
78 FRONT STREET
MARBLEHEAD, MA 01945



LIST OF DRAWINGS
ARCHITECTURAL

- C COVER SHEET
- EX1 EXISTING FLOOR PLANS
- EX2 EXISTING EXTERIOR ELEVATIONS
- A100 PROPOSED FLOOR PLANS, DOOR & WINDOW SCHEDULE
- A200 PROPOSED EXTERIOR ELEVATIONS
- A300 BUILDING SECTION A
- A301 PORCH SECTIONS B & C
- S1 FRAMING PLANS
- S2 GENERAL NOTES AND STRUCTURAL SECTIONS
- E100 ELECTRICAL LAYOUT

DATE: NOVEMBER 1, 2023

ABBREVIATIONS

Table of abbreviations for construction terms. Columns include abbreviations (e.g., A.F.F., A.M.C., A.C.), full names (e.g., ABOVE FINISHED FLOOR, AIR CONDITIONING), and units (e.g., I.T., JOINT, KITCHEN).

HATCH LEGEND

Hatch legend table showing various hatch patterns and their corresponding material names: EARTH, BRICKWORK, ASPHALT SHINGLE, RUBBER ROOFING, GRAVEL, PLYWOOD, SPRAY FOAM INSULATION, DEC. & WATER GANGES, CONCRETE, EXISTING CONCRETE MASONRY UNIT, CEDAR SHINGLE SIDING, COMPOSITE MATERIAL, WOOD, STEEL.

SYMBOLS LEGEND

Symbols legend table showing various symbols and their corresponding material names: ELEVATION MARKER, MATCH LINE, DOOR NUMBER, WINDOW DESIGNATION, WALL PARTITION TYPE, DETAIL WITNESS, SECTION CALL OUT, ELEVATION WITNESS.

GENERAL NOTES

- 1. The contractor shall verify all details and dimensions before proceeding with the work.
2. Notify architect of any discrepancies before proceeding with the work.
3. All work shall be subject to the architect's final order.
4. The Contractor shall verify all details and dimensions before proceeding with the work.
5. The Contractor shall verify all details and dimensions before proceeding with the work.
6. The Contractor shall verify all details and dimensions before proceeding with the work.
7. The Contractor shall verify all details and dimensions before proceeding with the work.
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10. The Contractor shall verify all details and dimensions before proceeding with the work.
11. The Contractor shall verify all details and dimensions before proceeding with the work.
12. The Contractor shall verify all details and dimensions before proceeding with the work.
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14. The Contractor shall verify all details and dimensions before proceeding with the work.
15. The Contractor shall verify all details and dimensions before proceeding with the work.

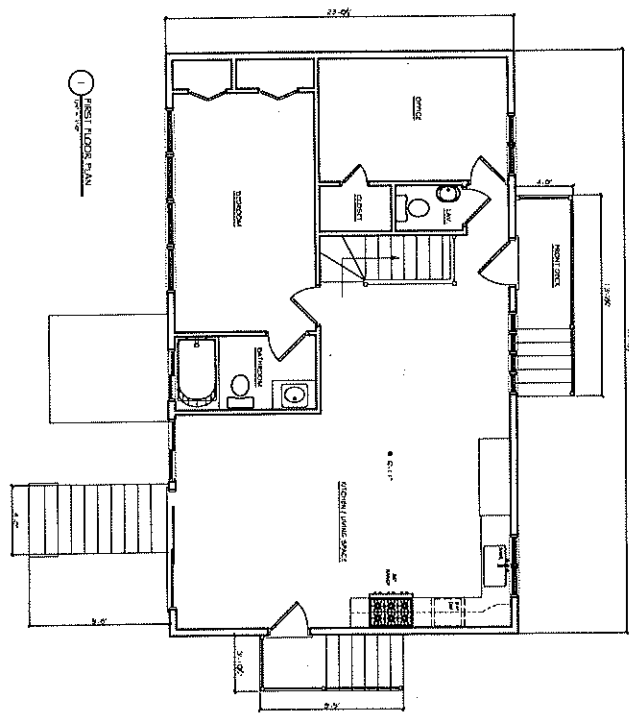
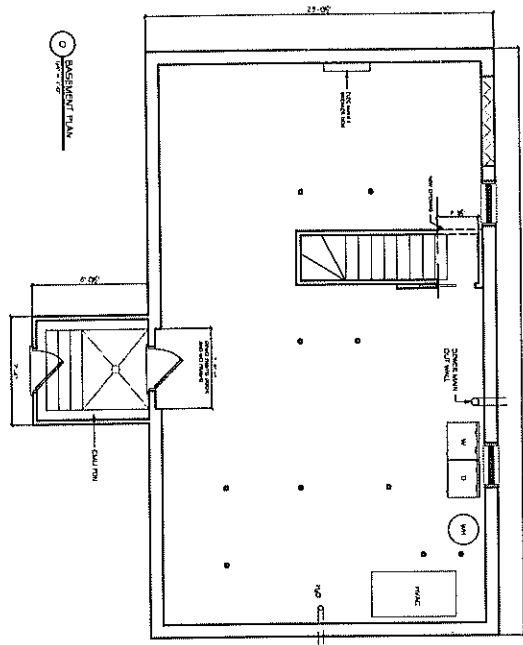
G100

GENERAL NOTES & LEGEND
Scale: NTS
Date: NOVEMBER 1, 2023

DOHERTY RESIDENCE
2 BEECH STREET
HAMILTON, MA 01982

BOSWORTH ARCHITECT LLC
78 FRONT STREET
MARBLEHEAD, MA. 01945
PHONE: 617-413-1844
EMAIL: CBOS@BOSWORTHARCHITECT.COM





EX1

EXISTING FLOOR PLANS

Scale: 1/4" = 1'-0"
Date: NOVEMBER 1, 2023

Drawn by: _____
Checked by: _____
Title: _____
Date: _____
By: _____

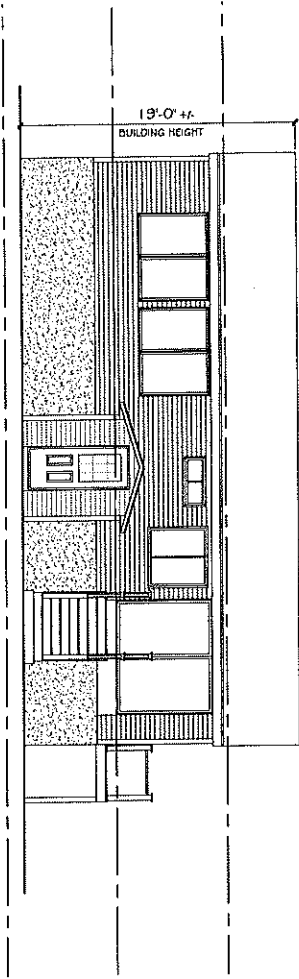
DOHERTY RESIDENCE
2 BEECH STREET
HAMILTON, MA 01982

BOSWORTH ARCHITECT LLC
74 FRONT STREET
MARBLEHEAD, MA. 01945
PHONE (978) 431-3393
EMAIL: CRAIG@BOSWORTHARCHITECT.COM

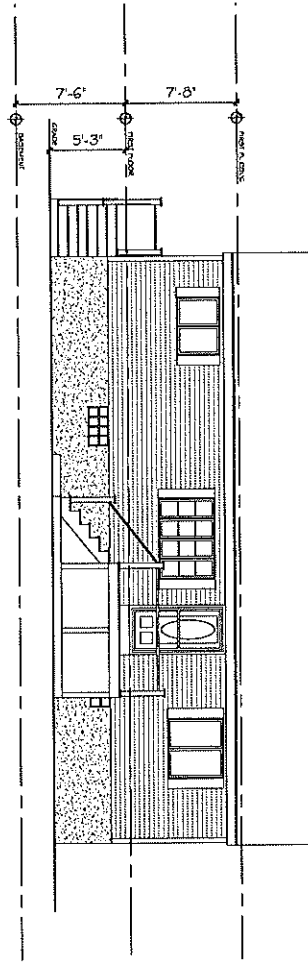
PROFESSIONAL ARCHITECT
STATE OF MASSACHUSETTS
LICENSE NO. 12345
CRAIG BOSWORTH
ARCHITECT



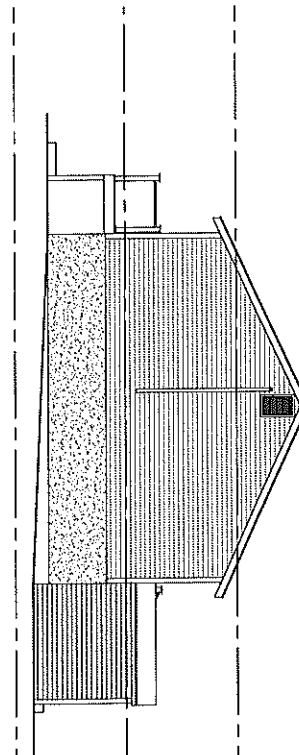
3 REAR ELEVATION



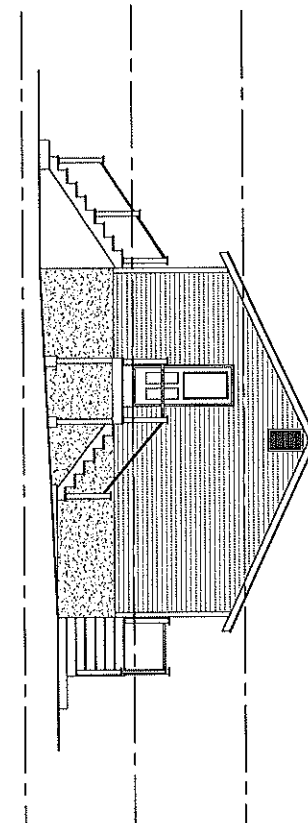
1 FRONT ELEVATION



4 RIGHT ELEVATION



2 LEFT ELEVATION



EX2

EXISTING EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"
Date: NOVEMBER 1, 2023

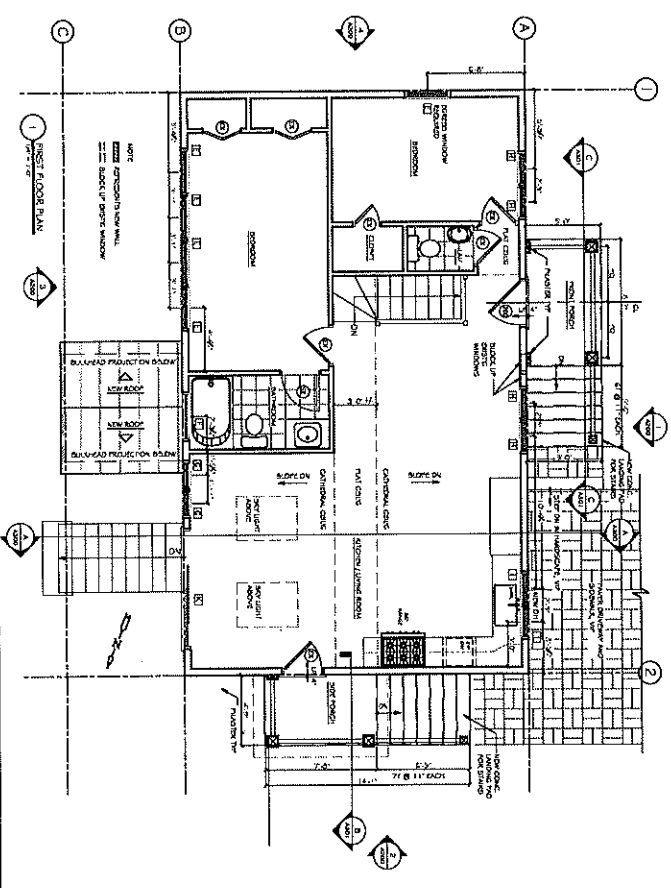
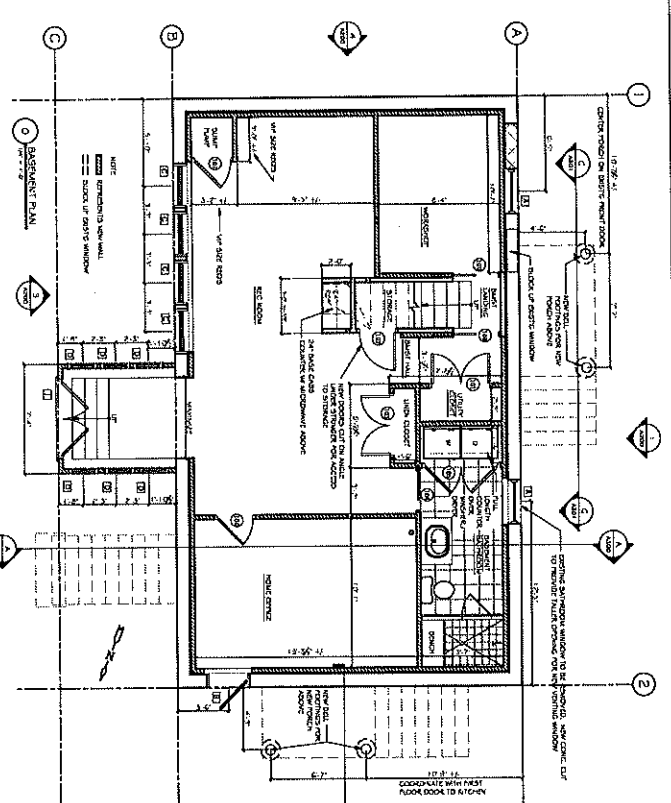
Drawn by _____
 Checked by _____
 In _____
 Title _____
 Date _____

DOHERTY RESIDENCE
 2 BEECH STREET
 HAMILTON, MA 01982

BOSWORTH ARCHITECT LLC
 74 FRONT STREET
 MARBLEHEAD, MA. 01945
 PHONE (978) 433-1413
 EMAIL: CRAIG@BOSWORTHARCHITECT.COM

PROFESSIONAL ARCHITECT
 STATE OF MASSACHUSETTS
 LICENSE NO. 10000
 CRAIG BOSWORTH
 ARCHITECT

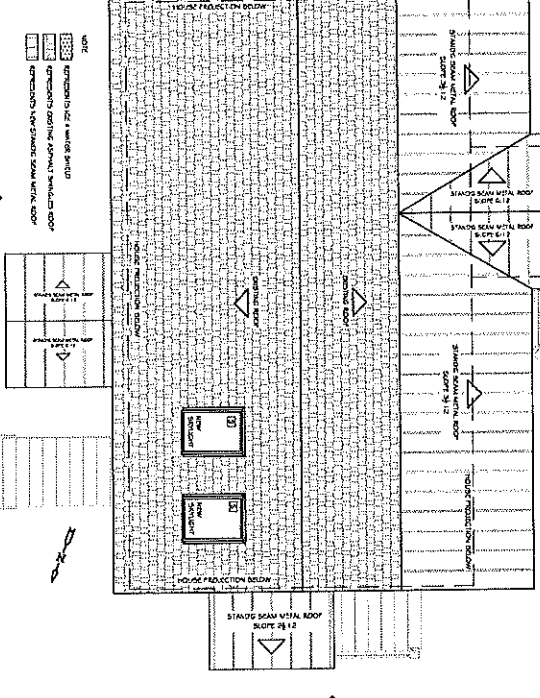
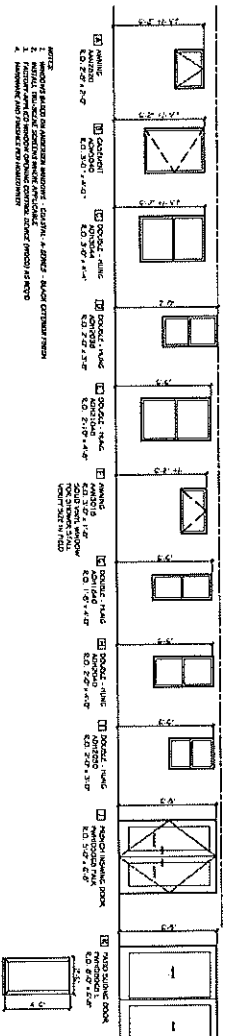


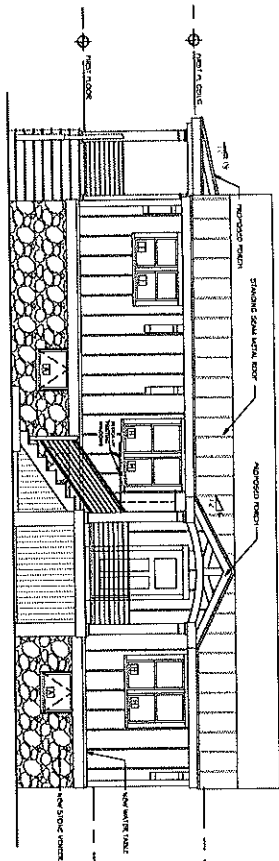


DOOR AND FRAME SCHEDULE

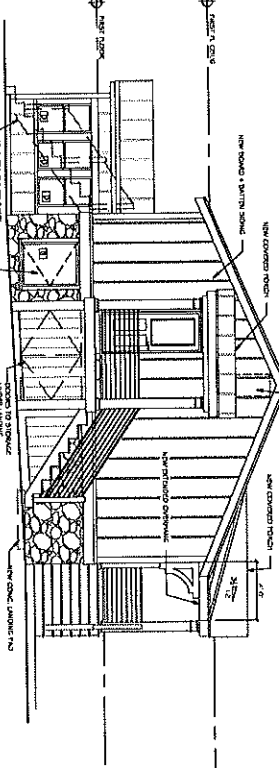
MARK	DOOR			FRAME			LOCATION		FIRE RATING LABEL	SET NO	HARDWARE KEY TYPE	NOTES	
	WD	HGT	TRK	MATL	GLAZING	LOUVER	WD	HGT					EL.
100	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
101	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
102	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
103	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
104	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
105	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
106	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
107	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
108	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
109	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
110	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
111	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
112	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
113	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
114	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
115	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
116	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
117	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
118	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
119	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	
120	3'-0"	7'-0"	1 1/2"	WOOD	NO	NO	WOOD	6'-0"	11'-0"	WOOD	W/SS/SP	ROCKET-PASSAGE	

- #### NOTES
- PROJECT ROOM
 1. ALL DOOR AND WINDOW MARKS ARE THE SIZE OF OPENING UNLESS NOTED OTHERWISE.
 2. ALL DOOR AND WINDOW MARKS ARE THE SIZE OF OPENING UNLESS NOTED OTHERWISE.
 3. ALL DOOR AND WINDOW MARKS ARE THE SIZE OF OPENING UNLESS NOTED OTHERWISE.
 4. ALL DOOR AND WINDOW MARKS ARE THE SIZE OF OPENING UNLESS NOTED OTHERWISE.
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 9. ALL DOOR AND WINDOW MARKS ARE THE SIZE OF OPENING UNLESS NOTED OTHERWISE.
 10. ALL DOOR AND WINDOW MARKS ARE THE SIZE OF OPENING UNLESS NOTED OTHERWISE.

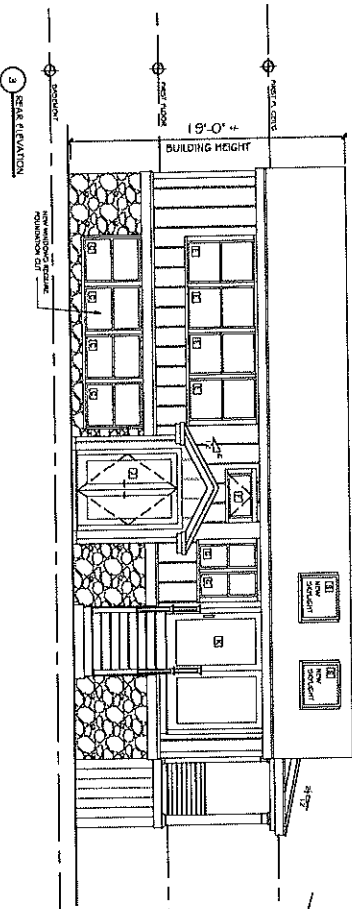




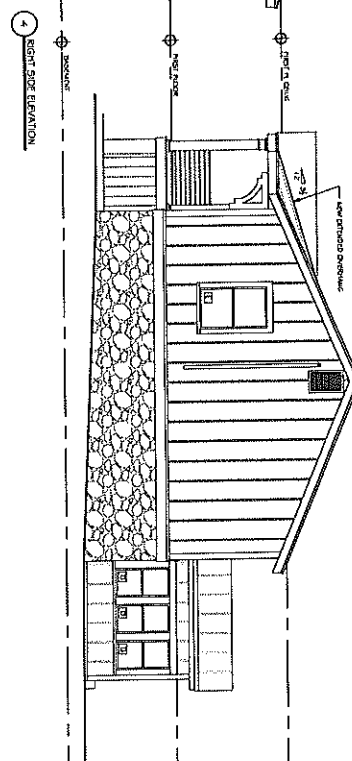
1 FRONT ELEVATION



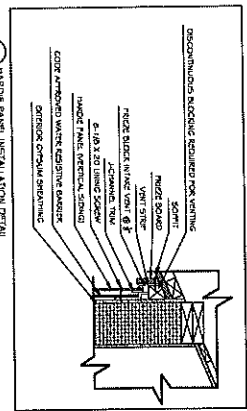
2 LEFT SIDE ELEVATION



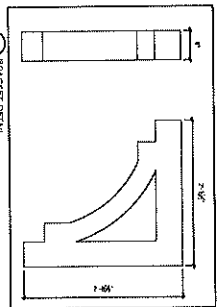
3 REAR ELEVATION



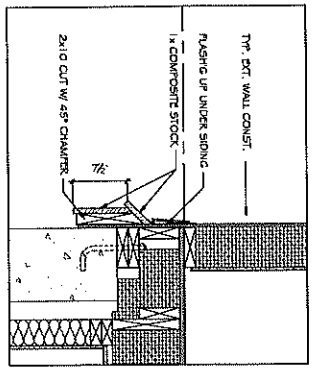
4 RIGHT SIDE ELEVATION



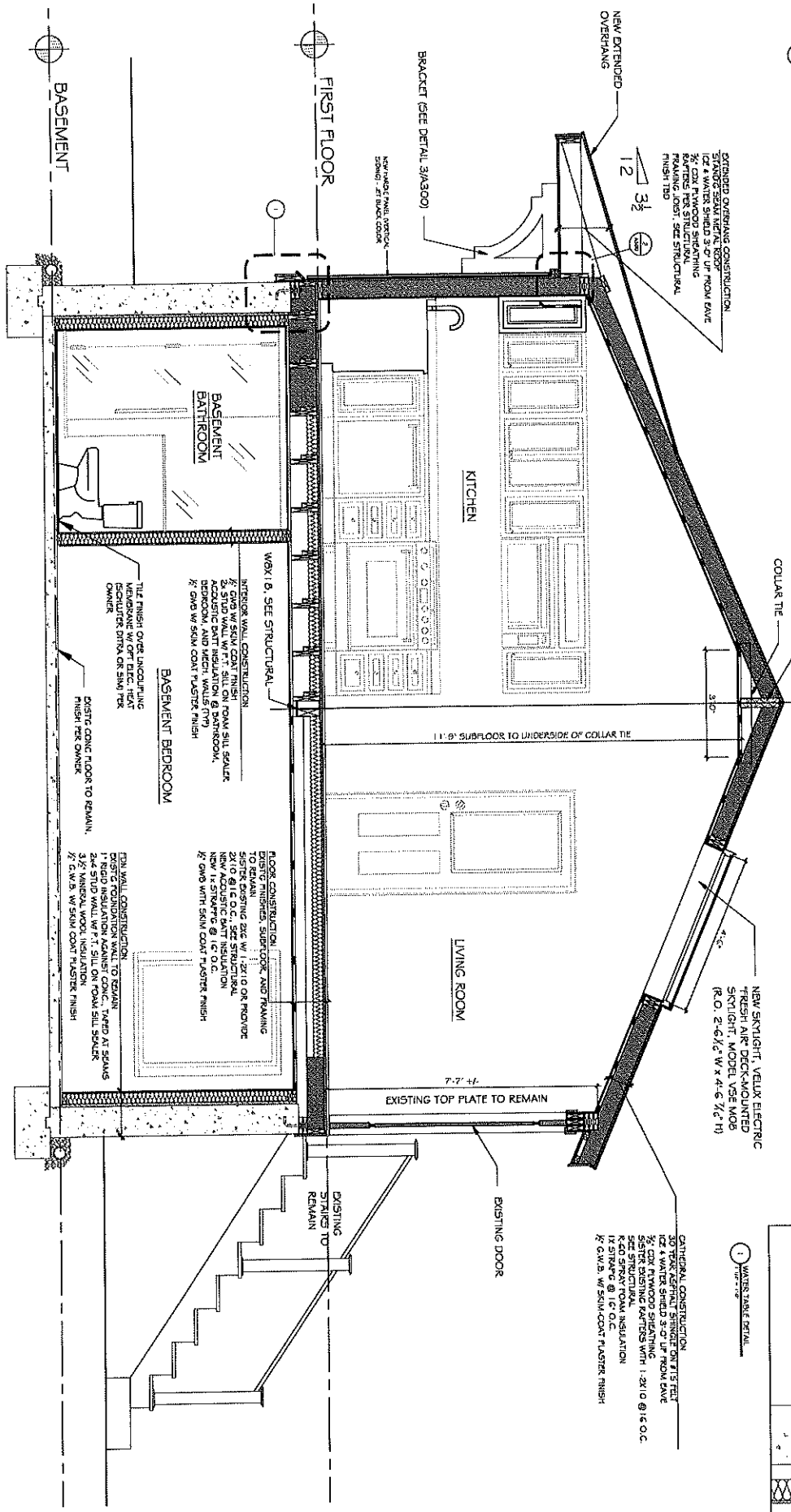
2. GABLE END METAL INSTALLATION DETAIL



3. BRACKET DETAIL



1. WATER TABLE DETAIL



1. BUILDING SECTION A

A300

BUILDING SECTION A
 Scale: 3/4" = 1'-0"
 Date: NOVEMBER 1, 2023

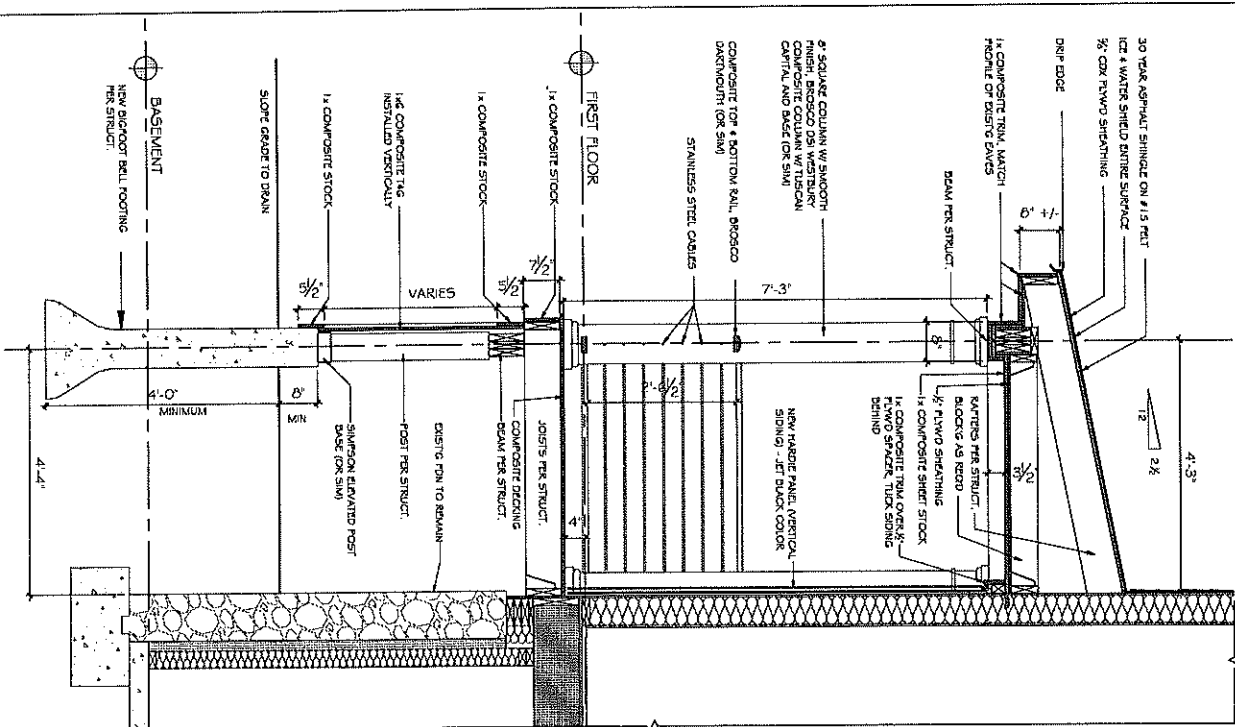
Drawn by	
Checked by	
In	
By	

DOHERTY RESIDENCE
 2 BEECH STREET
 HAMILTON, MA 01982

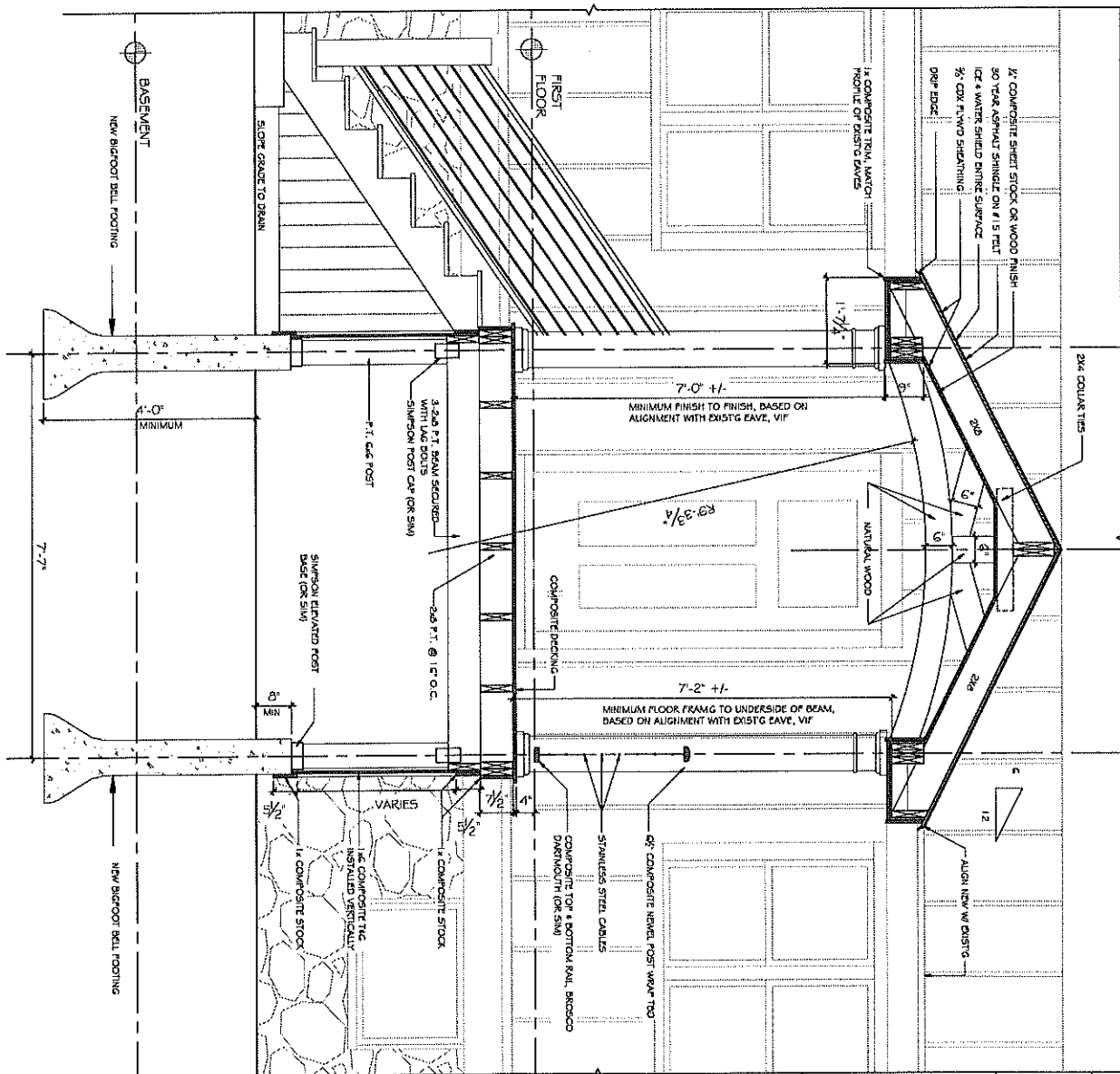
BOSWORTH ARCHITECT LLC
 78 FRONT STREET
 MARLBOROUGH, MA 01945
 PHONE (978) 461-1919
 EMAIL: CLAY@BOSWORTHARCHITECT.COM

REGISTERED ARCHITECT
 STATE OF MASSACHUSETTS
 REG. NO. 10100
 10/15/2019





B BUILDING SECTION B



C BUILDING SECTION C

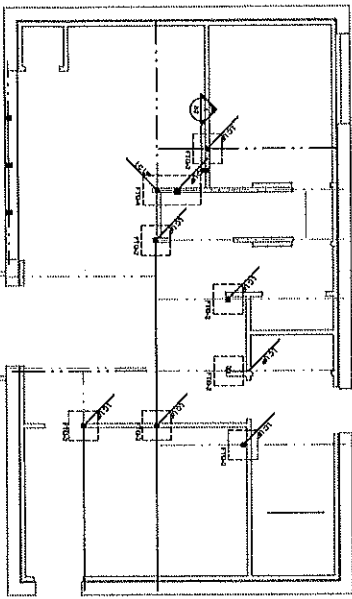
A301

BUILDING SECTION B & C
 Scale: 1" = 1'-0"
 Date: NOVEMBER 1, 2023

DOHERTY RESIDENCE
 2 BEECH STREET
 HAMILTON, MA 01982

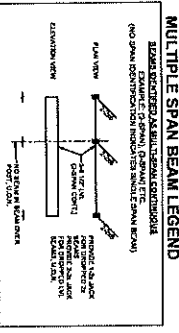
BOSWORTH ARCHITECT LLC
 71 FRONT STREET
 MARBLEHEAD, MA. 01945
 PHONE: 978-451-1511
 EMAIL: CRAIG@BOSWORTHARCHITECT.COM





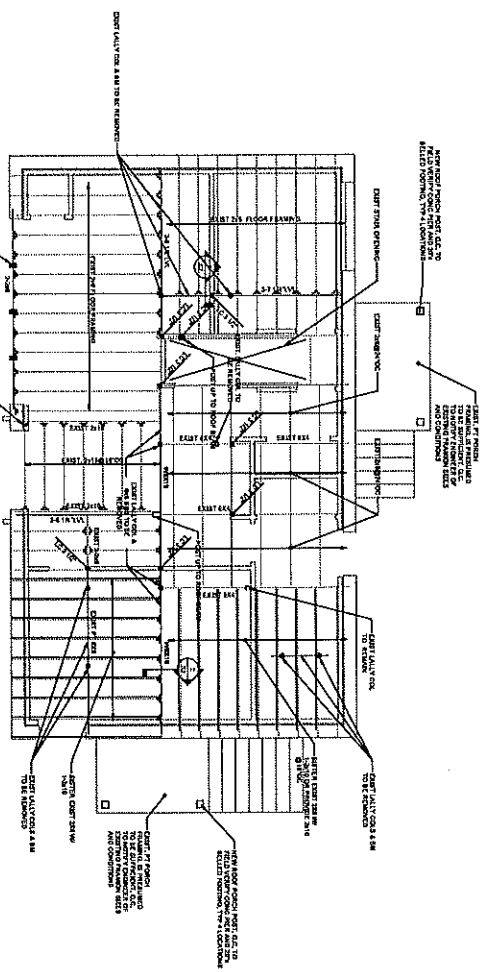
1
1/4" = 1'-0"

FLOOR FINISHES:
 1. 4" POLYSTYRENE INSULATION WITH 1/2" GYP BOARD ON TOP
 2. 2" CONCRETE SLAB ON TOP OF INSULATION
 3. 1/2" GYP BOARD ON TOP OF CONCRETE
 4. 1/2" POLYSTYRENE INSULATION WITH 1/2" GYP BOARD ON TOP

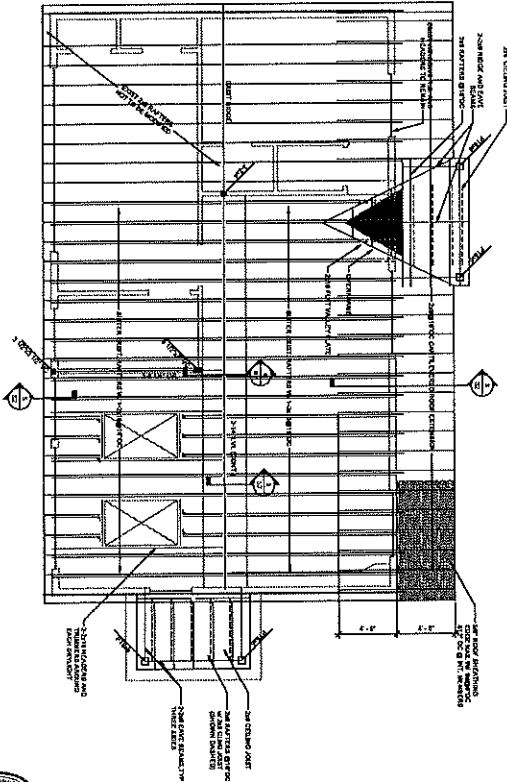


MULTIPLE SPAN BEAM LEGEND
 BEAMS DESIGNATED AS MULTISPAN BEAMS SHOULD BE SHOWN WITH THE FOLLOWING NOTATION:

BEAM TYPE	1	2	3
1. 1" W/ 12" D	1" W/ 12" D	1" W/ 12" D	1" W/ 12" D
2. 1" W/ 12" D	1" W/ 12" D	1" W/ 12" D	1" W/ 12" D
3. 1" W/ 12" D	1" W/ 12" D	1" W/ 12" D	1" W/ 12" D
4. 1" W/ 12" D	1" W/ 12" D	1" W/ 12" D	1" W/ 12" D
5. 1" W/ 12" D	1" W/ 12" D	1" W/ 12" D	1" W/ 12" D
6. 1" W/ 12" D	1" W/ 12" D	1" W/ 12" D	1" W/ 12" D
7. 1" W/ 12" D	1" W/ 12" D	1" W/ 12" D	1" W/ 12" D
8. 1" W/ 12" D	1" W/ 12" D	1" W/ 12" D	1" W/ 12" D
9. 1" W/ 12" D	1" W/ 12" D	1" W/ 12" D	1" W/ 12" D
10. 1" W/ 12" D	1" W/ 12" D	1" W/ 12" D	1" W/ 12" D

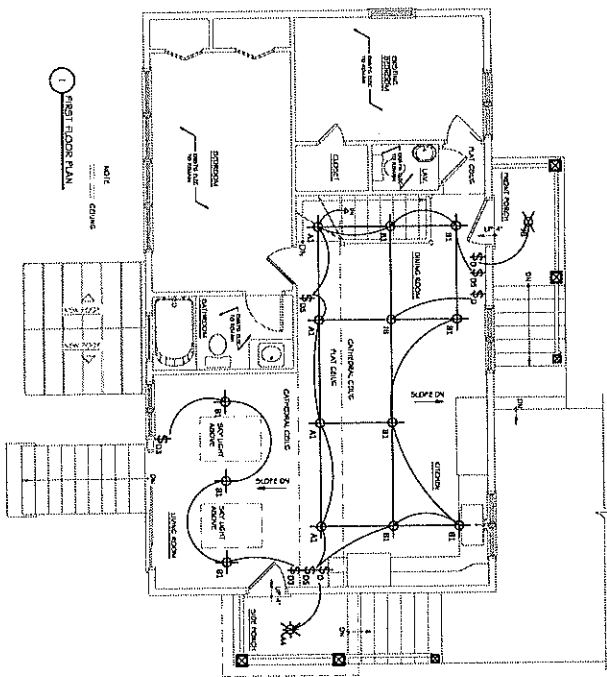
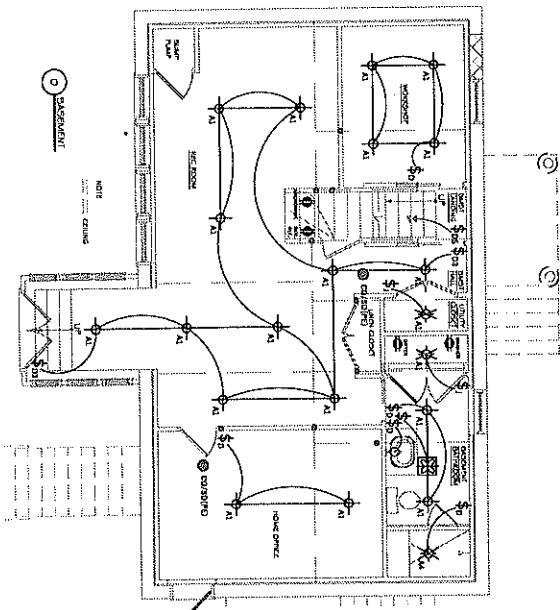


2
1/4" = 1'-0"



3
1/4" = 1'-0"





- ### ELECTRICAL NOTES
1. THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND MAKE THEIR BEST JUDGMENT AS TO THE LOCATION OF ALL UTILITIES AND THE DEPTH OF THE UTILITIES AND MAKE ALL NECESSARY TO MAKE A COMPLETE ELECTRICAL INSTALLATION SHALL BE PUBLISHED AND INSTALLED.
 2. THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS STATE BUILDING CODE AND ELECTRICAL CODE LATEST EDITION AND ALL STATE AND LOCAL ELECTRICAL CODES AND REGULATIONS OF THE LOCAL AND STATE.
 3. ALL TEMPORARY ELECTRICAL WORK SHALL BE IDENTIFIED AND INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE AND BE IDENTIFIED IN A MANNER WHICH WILL BE EASILY IDENTIFIABLE BY THE ELECTRICAL CONTRACTOR.
 4. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 5. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 6. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 7. ALL GENERAL BONDING, GROUNDING, AND EQUAL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
 8. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 9. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 10. ALL LIGHTING FIXTURES TO BE WHITE PAPER TYPE. ALL SWITCHES AND OUTLETS SHALL BE WHITE PAPER TYPE UNLESS OTHERWISE NOTED.
 11. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 12. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 13. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 14. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 15. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 16. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 17. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 18. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 19. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 20. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 21. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 22. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 23. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 24. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.
 25. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AND SHALL BE RESPONSIBLE FOR ALL NECESSARY LABOR AND MATERIALS FOR THE INSTALLATION.

ELECTRICAL LEGEND

- ⊕ DATA NOTED BY OWNER FROM DRAWINGS
- ⊕ APPLICANT OUTLET - ELECTRICAL TO OTHER POWER
- ⊕ EXTENSION WALL THROUGH OUTLET
- ⊕ SHOULD BE LOCATED OUTSIDE BUILDING
- ⊕ 4" LED RECESSED DOWNLIGHT (4" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 6" LED RECESSED DOWNLIGHT (6" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 8" LED RECESSED DOWNLIGHT (8" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 10" LED RECESSED DOWNLIGHT (10" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 12" LED RECESSED DOWNLIGHT (12" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 14" LED RECESSED DOWNLIGHT (14" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 16" LED RECESSED DOWNLIGHT (16" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 18" LED RECESSED DOWNLIGHT (18" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 20" LED RECESSED DOWNLIGHT (20" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 22" LED RECESSED DOWNLIGHT (22" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 24" LED RECESSED DOWNLIGHT (24" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 26" LED RECESSED DOWNLIGHT (26" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 28" LED RECESSED DOWNLIGHT (28" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 30" LED RECESSED DOWNLIGHT (30" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 32" LED RECESSED DOWNLIGHT (32" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 34" LED RECESSED DOWNLIGHT (34" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 36" LED RECESSED DOWNLIGHT (36" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 38" LED RECESSED DOWNLIGHT (38" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 40" LED RECESSED DOWNLIGHT (40" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 42" LED RECESSED DOWNLIGHT (42" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 44" LED RECESSED DOWNLIGHT (44" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 46" LED RECESSED DOWNLIGHT (46" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 48" LED RECESSED DOWNLIGHT (48" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 50" LED RECESSED DOWNLIGHT (50" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 52" LED RECESSED DOWNLIGHT (52" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 54" LED RECESSED DOWNLIGHT (54" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 56" LED RECESSED DOWNLIGHT (56" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 58" LED RECESSED DOWNLIGHT (58" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 60" LED RECESSED DOWNLIGHT (60" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 62" LED RECESSED DOWNLIGHT (62" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 64" LED RECESSED DOWNLIGHT (64" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 66" LED RECESSED DOWNLIGHT (66" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 68" LED RECESSED DOWNLIGHT (68" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 70" LED RECESSED DOWNLIGHT (70" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 72" LED RECESSED DOWNLIGHT (72" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 74" LED RECESSED DOWNLIGHT (74" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 76" LED RECESSED DOWNLIGHT (76" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 78" LED RECESSED DOWNLIGHT (78" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 80" LED RECESSED DOWNLIGHT (80" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 82" LED RECESSED DOWNLIGHT (82" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 84" LED RECESSED DOWNLIGHT (84" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 86" LED RECESSED DOWNLIGHT (86" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 88" LED RECESSED DOWNLIGHT (88" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 90" LED RECESSED DOWNLIGHT (90" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 92" LED RECESSED DOWNLIGHT (92" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 94" LED RECESSED DOWNLIGHT (94" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 96" LED RECESSED DOWNLIGHT (96" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 98" LED RECESSED DOWNLIGHT (98" DIA) W/ NEW CONDUIT, SHALLOW RECESSED
- ⊕ 100" LED RECESSED DOWNLIGHT (100" DIA) W/ NEW CONDUIT, SHALLOW RECESSED

February 7, 2024

MAP 66 LOT 3

**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:

2 Beech St

So. Hamilton

Dated February 7, 2024

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

Jane Dooley
Assistant Assessor



300 feet Abutters List Report

Hamilton, MA
February 06, 2024

Subject Property:

Parcel Number: 66-0003
CAMA Number: 66-000-0003
Property Address: 2 BEECH ST

Mailing Address: DOHERTY BRIAN DOHERTY JESSICA
2 BEECH ST
SOUTH HAMILTON, MA 01982

Abutters:

Parcel Number: 66-0001
CAMA Number: 66-000-0001
Property Address: 24 BEECH ST EXT

Mailing Address: JODOIN MICHAEL E TANJA L
24 BEECH ST EXT
SOUTH HAMILTON, MA 01982

Parcel Number: 66-0002
CAMA Number: 66-000-0002
Property Address: 37 BEECH ST EXT

Mailing Address: VACCARI PATRICIA A BISAILLON
DENISE A
37 BEECH ST EXT
SOUTH HAMILTON, MA 01982

Parcel Number: 66-0004
CAMA Number: 66-000-0004
Property Address: 16 BEECH ST

Mailing Address: POLISSON GEORGE KELLY
16 BEECH ST
SOUTH HAMILTON, MA 01982

Parcel Number: 66-0005
CAMA Number: 66-000-0005
Property Address: 38 BEECH ST

Mailing Address: LESTIENNE CAROLE A
38 BEECH ST
SOUTH HAMILTON, MA 01982

Parcel Number: 66-0127
CAMA Number: 66-000-0127
Property Address: 77 LAKE SHORE AV

Mailing Address: DONOVAN CHARLES P SANDRA M TE
77 LAKE SHORE AV
SOUTH HAMILTON, MA 01982

Parcel Number: 66-0128
CAMA Number: 66-000-0128
Property Address: 75 LAKE SHORE AV

Mailing Address: KELLY DENISE E
75 LAKE SHORE AV
HAMILTON, MA 01982

Parcel Number: 66-0129
CAMA Number: 66-000-0129
Property Address: 73 LAKE SHORE AV

Mailing Address: LASH DAVID STEVENS LYNN B TE
73 LAKE SHORE AV
SOUTH HAMILTON, MA 01982

Parcel Number: 66-0130
CAMA Number: 66-000-0130
Property Address: 1 BEECH ST

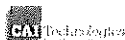
Mailing Address: LAING SHEILA MCDOWELL
1 BEECH ST
SOUTH HAMILTON, MA 01982

Parcel Number: 66-0131
CAMA Number: 66-000-0131
Property Address: 21 BEECH ST

Mailing Address: CHEBACCO PARK LLC
73 LAKE SHORE AVE
SOUTH HAMILTON, MA 01982

Parcel Number: 66-0132
CAMA Number: 66-000-0132
Property Address: 0 LAKE SHORE AV

Mailing Address: CHEBACCO PARK LLC
73 LAKE SHORE AVE
SOUTH HAMILTON, MA 01982



www.cai-tech.com

2/6/2024

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Page 1 of 2

20 BEECH STREET LLC
100 CONIFER HILL DRIVE #512
DANVERS, MA 01923

MIMMO ERIC
MIMMO ELIS
3 BEECH ST
SOUTH HAMILTON, MA 01982

ALPERS MOSES
C/O JOHN BIANCHI
16 BIRCH RD
WENHAM, MA 01984

POLISSON GEORGE
KELLY
16 BEECH ST
SOUTH HAMILTON, MA 01982

AUEN ROBERT A
22 BEECH ST EXT
SOUTH HAMILTON, MA 01982

POULO DAVID
KENNEDY LOREN
86 VILLAGE LN
SOUTH HAMILTON, MA 01982

CHEBACCO PARK LLC
73 LAKE SHORE AVE
SOUTH HAMILTON, MA 01982

REEVES BARBARA C
70 VILLAGE LN
SOUTH HAMILTON, MA 01982

DONOVAN CHARLES P
SANDRA M TE
77 LAKE SHORE AV
SOUTH HAMILTON, MA 01982

TRACEY B COCHRAN HUTCHINS
HUTCHINSON TRACEY B COCH
8 KIMBALL AVENUE
WENHAM, MA 01984

JODOIN MICHAEL E
TANJA L
24 BEECH ST EXT
SOUTH HAMILTON, MA 01982

VACCARI PATRICIA A
BISAILLON DENISE A
37 BEECH ST EXT
SOUTH HAMILTON, MA 01982

KELLY DENISE E
75 LAKE SHORE AV
HAMILTON, MA 01982

LAING SHEILA MCDOWELL
1 BEECH ST
SOUTH HAMILTON, MA 01982

LASH DAVID
STEVENS LYNN B TE
73 LAKE SHORE AV
SOUTH HAMILTON, MA 01982

LESTIENNE CAROLE A
38 BEECH ST
SOUTH HAMILTON, MA 01982

External Email Warning RE: IMPORTANT: 2 Beech Street

closings <closings@heneylaw.com>

Fri 2/16/2024 11:56 AM

To: Bill Heney <bill@heneylaw.com>

Cc: Mary Ellen Feener <permitting@hamiltonma.gov>

Mary Ellen

Hope this helps.

Your Future Notices

These notices have been paid for and will run in the next 30 days

Notice of Public Hearing - Town of Hamilton Planning Board Approval of Public Hearing on the 2024-2025 Fiscal Year Budget. The Board will hold a public hearing on the 2024-2025 Fiscal Year Budget on Friday, February 23, 2024, at 7:00 PM in the Town Office, 100 Park Street, Hamilton, MA 01981. The Board will consider the 2024-2025 Fiscal Year Budget and any amendments. The Board will also consider any requests for budget amendments. The Board will hold a public hearing on the 2024-2025 Fiscal Year Budget on Friday, February 23, 2024, at 7:00 PM in the Town Office, 100 Park Street, Hamilton, MA 01981. The Board will consider the 2024-2025 Fiscal Year Budget and any amendments. The Board will also consider any requests for budget amendments.

Ad Number: W01187690

Template: Generic Public Notice

February 21, 2024

The Salem News Public Notices:

February 28, 2024

The Salem News Public Notices:

- [View Details](#)
- [Modify Notice](#)
- [Reschedule Notice](#)
- [Cancel Notice](#)
- [Reorder Notice](#)

Order Number: W0118769

Order Status: Submitted

Creation Date: 2/16/24 10:04 AM

Last Modified: 2/16/24 10:04 AM

By: heneylaw1

Heney & Associates, LLC

86 Dodge Street, Route 1A North Beverly, MA 01915

Tel: 978-921-1050 / Fax: 978-921-7877

closings@heneylaw.com www.heneylaw.com

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