### TOWN OF HAMILTON ZONING BOARD OF APPEALS

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

10 be completed by an Applicants		
Date Submitted: March 2, 2022		
Applicant Name: Marianne Skellet Phone: (978) 468-0521		
Applicant Address: 18 Berrywood Lane		
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 Apartment (Section 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: 26,651 S.F.		
State Briefly what structures are on the property:		
Existing single-family wood residence		
State in detail what the petitioner desires to do at said subject property:		
Looking to provide an accessory apartment to be reused as an in-law apartment for the applicant's mother according to section 3.6 of the Hamilton by-law		
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:  No		
Signed: Mawaru Hullett		

Rec. 3.3.22 part 975 Address: 18 Berrywood Lane
South Hamilton, MA

Phone: (978) 468-0521

Bill @Savoienolan & 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)  Special Permit Requested. Check all that apply			
Special Permit Requested. Check all that apply District:	Type Use:		
■ Residential District □ Business District □ Conservancy District □ Elder Housing District □ Groundwater Protection Overlay □ Telecommunications □ Other. Specify.			
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:			
<ul> <li>Submit at a minimum materials required for Site Plan Review</li> </ul>			
□ Refer to Specific Sections of the By-Law f	Refer to Specific Sections of the By-Law for additional information regarding each		

### **Board Reviews Required other than ZBA:**

district

- □ 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:	March 2, 2022
Applicant Name:	Marianne Skellett
Applicant Address:	18 Berrywood Lane South Hamilton, MA
State nature of and lo	cation for which Permit or Special Permit is sought:
_	o provide an accessory apartment to be reused as an In-Law apartment for the er, according to section 3.6 of the Hamilton By-Law
State how or why the the Zoning By-Law:	proposed use would be in harmony with the general purpose and intent of
The proposed st	ructure meets all of the requirements set forth in section 3.6
State how or why the	specific site is an appropriate location for such use:
proposed addition look and feel of a	rated on a site that is more than twice the minimum required size. The in was designed to be incorporated into the existing dwelling and maintain the a single family dwelling. In site has adequate public sewerage and water facilities or suitable soil and water systems:
We have receive adequate.	d a letter from the Board of Health stating that the existing systems are
State how or why the	use as developed will not adversely affect the neighborhood:
The proposed pro	ojects meets the requirements set forth in the By-Laws
following streets for Streets: The projec	not be a nuisance or serious hazard to vehicles or pedestrians using the the purpose of this permit:  t will result in one additional person living at the property. All  ll be contained on site.

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

The proposed apartment will contain one bedroom, one bathroom, a small kitchen and an open living area.

Signed: Marian Stallitt

Address: 18 Berrywood Lane South Hamilton, MA

Phone: (978) 468-0521



SO.ESSEX #406 Bk:35656 Pg:531 02/01/2017 02:14 PM DEED Pg 1/3 eRecorded

MASSACHUSETTS EXCISE TAX Southern Essex District ROD Date: 02/01/2017 02:14 PM

ID: 1168424 Doc# 20170201004060 Fee: \$2,302.80 Cons: \$505,000.00

#### **QUITCLAIM DEED**

We, Richard F. Regan and Ritajean Regan, husband and wife, of Hamilton, Essex County, Massachusetts for consideration paid in the full amount of Five Hundred Five Thousand and no/100 (\$505,000.00) Dollars, grant to Marianne Skellett, an unmarried woman of 18 Berrywood Lane, Hamilton, Essex County, Massachusetts with QUITCLAIM COVENANTS, that certain parcel of land together with the buildings thereon, located in Hamilton, Essex County, Massachusetts, bounded and described as follows:

WESTERLY

by Berrywood Lane as shown on a plan hereinafter referred to on a curved

line, 148.68 feet;

**NORTHERLY** 

by a curved line as shown on said plan, 159.55 feet;

**EASTERLY** 

by land now or formerly of Willard and Vincent as shown on said plan

240.09 feet; and

**SOUTHERLY** 

by Lot E-1 as shown on said plan, 143.31 feet.

Containing 26,635 feet, more or less according to said plan.

Subject to twenty foot water and drainage easements for the benefit of other land now or formerly of Woodman, the locations of which are shown on said plan.

The granted premises are shown as Lot F on a "Plan of Land in Hamilton, Mass. showing revisions to Berrywood Lane Subdivision of 1962 belonging to D.A. & T. K. Woodman, Date: 14 Feb. 1976" recorded with the Essex South District Registry of deeds as Plan No. 57 of 1976 in Book 6221, Page 430.

The granted premises are conveyed together with the right of way in and over said Berrywood Land and Berry Circle to and from Essex Street for all purposes for which public ways are used in the Town of Hamilton.

The premises are conveyed subject to and with the benefit of the restrictions recorded in said Registry of Deeds, Book 6147, Page 311, and together with and subject to all other rights of way, easements and encumbrances of record, insofar as the same may now be in force and applicable.

For title, reference is made to deed dated December 29, 1992 and recorded with said Registry in Book 11947, Page 201.

### Request for Confirmation – Septic System Design Flow

To Hamilton Board of Health:

Please confirm the septic system at:	
18 Berrywood lane 150. Address (5x110	=550) ???
Is approved for 5 of bedrooms +/or gp	d.
Submitted by: <u>Marianne Stelle H</u> Name	·
Please Circle: Owner / Realtor / Property Buyer / Other	,
Email: Mariannes 17@hotmail. Com	
Phone: 781-825-5188 Date: 9/22/21	
Hamilton Board of Health File Review:  Although the original permit application wa	<u></u>
For 3 bedrooms, the design flow was 600 gal	<u>lons</u> lday
which this office now recognizes as sufficient for	20
Confirmed Date: 9 3 Date: 9 3 Health Agent	<u>}</u> (
Greson P. Bernard	

# 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:

#### 18 Berrywood Lane

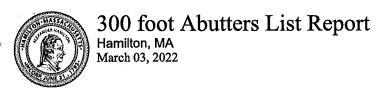
So. Hamilton

Dated *March 3, 2022* 

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

*Steve Ozahowski* Steve Ozahowski

Chair, Board of Assessors



#### Subject Property:

Parcel Number:

60-0090

CAMA Number:

60-000-0090

Property Address: 18 BERRYWOOD LN

Mailing Address: SKELLETT MARIANNE

18 BERRYWOOD LN

**SOUTH HAMILTON, MA 01982** 

Abutters:

Parcel Number: **CAMA Number:**  52-0046

52-000-0046

Property Address: 55 BERRY CIR

Parcel Number:

60-0013

CAMA Number:

60-000-0013

Property Address: 255 ECHO COVE RD

Parcel Number:

Parcel Number:

60-0014

**CAMA Number:** 

60-000-0014

Property Address: 245 ECHO COVE RD

60-0015

CAMA Number:

60-000-0015 Property Address: 231 ECHO COVE RD

Parcel Number: CAMA Number: 60-0017 60-000-0017

60-0018

Property Address: 209 ECHO COVE RD

Parcel Number:

CAMA Number:

60-000-0018

Property Address: 187 ECHO COVE RD

Parcel Number:

60-0019

CAMA Number: Property Address: 164 ECHO COVE RD

60-000-0019

Parcel Number: 60-0020 CAMA Number:

60-000-0020

Property Address: 174 ECHO COVE RD

Parcel Number:

**CAMA Number:** 

60-0021 60-000-0021

Property Address: 186 ECHO COVE RD

Parcel Number:

60-0022

CAMA Number:

3/3/2022

60-000-0022

Property Address: 198 ECHO COVE RD

Mailing Address: LARA JOHN A LARA PAMELA C

55 BERRY CIR

SOUTH HAMILTON, MA 01982

Mailing Address: SCHENKER ERIC B EMMA MARIE M

255 ECHO COVE RD

**SOUTH HAMILTON, MA 01982** 

Mailing Address: RUSSELL WAYNE SHEILA

245 ECHO COVE RD

**SOUTH HAMILTON, MA 01982** 

Mailing Address: JAMESON EMILY & CHARLES

231 ECHO COVE RD

SOUTH HAMILTON, MA 01982

Mailing Address: FARAGHER NINA L

209 ECHO COVE RD

SOUTH HAMILTON, MA 01982

Mailing Address: MICHALSKI LEONARD W ZULLO

**GERALD** 

187 ECHO COVE RD

**SOUTH HAMILTON, MA 01982** 

Mailing Address: CHISHOLM ROBERT E HEIDI J R

164 ECHO COVE RD **SOUTH HAMILTON, MA 01982** 

Mailing Address: HUTCHINSON HELENE INDIV

174 ECHO COVE RD

SOUTH HAMILTON, MA 01982

Mailing Address: MONAHAN MARY M

24 ENFIELD DR

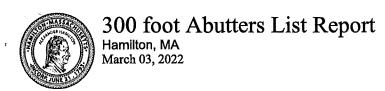
ANDOVER, MA 01810

Mailing Address: THERIAULT VICTOR J-ANN M

198 ECHO COVE RD

**SOUTH HAMILTON, MA 01982** 





Parcel Number: CAMA Number: 60-0023

60-000-0023

Property Address:

210 ECHO COVE RD

210 ECHO COVE RD

SOUTH HAMILTON, MA 01982

Parcel Number: **CAMA Number:**  60-0024 60-000-0024

Property Address:

214 ECHO COVE RD

Mailing Address: WATSON WILLIAM S TRUSTEE WILLIAM

S WATSON LVNG TRST 214 ECHO COVE ROAD

S. HAMILTON, MA 01982

Parcel Number:

60-0025

CAMA Number: Property Address: 60-000-0025

224 ECHO COVE RD

234 ECHO COVE RD

175 ECHO COVE RD

Mailing Address: SPEAR JUNE N

Mailing Address: LAUBER MICHAEL

224 ECHO COVE ROAD S. HAMILTON, MA 01982

Parcel Number: CAMA Number: 60-0026 60-000-0026

Mailing Address: SCHREUER RICHARD J DOYLE NANCY

234 ECHO COVE RD

**SOUTH HAMILTON, MA 01982** 

Parcel Number: CAMA Number: Property Address:

Property Address:

60-0077

60-000-0077

Mailing Address:

**BOLAND FREDERICK N. MCCABE** 

**PATRICIA** 

175 ECHO COVE RD

SOUTH HAMILTON, MA 01982

Parcel Number: **CAMA Number:** Property Address: 60-0078

60-000-0078

167 ECHO COVE RD

Mailing Address:

MACDONALD WILLIAM A HEATHER

167 ECHO COVE RD

SOUTH HAMILTON, MA 01982

Parcel Number:

60-0083

**CAMA Number:** Property Address:

60-000-0083 47 BERRY CIR

Mailing Address: GREGG MATTHEW W KELLY A

**47 BERRY CIR** 

SOUTH HAMILTON, MA 01982

Parcel Number:

60-0084

CAMA Number:

60-000-0084

Property Address: 8 BERRYWOOD LN

Mailing Address: CHIQUOINE ANDREW BLOOM ABBIE

8 BERRYWOOD LN

SOUTH HAMILTON, MA 01982

Parcel Number: CAMA Number:

Property Address:

Property Address:

60-0085

60-000-0085 35 BERRY CIR

60-000-0086

60-000-0091

60-000-0092

29 BERRY CIR

Mailing Address: HAYES NICOLE

35 BERRY CIR

SOUTH HAMILTON, MA 01982

Parcel Number: CAMA Number:

60-0086

Mailing Address: GRIFFIN LAWRENCE A CATHERINE

29 BERRY CIR

SOUTH HAMILTON, MA 01982

Parcel Number: **CAMA Number:** 

60-0091

Mailing Address: FURNARI TATUM GROSS WILLIAM

24 BERRYWOOD LN

SOUTH HAMILTON, MA 01982

Parcel Number: **CAMA Number:** 

60-0092

Mailing Address: GROSS TYLER R SUSAN C

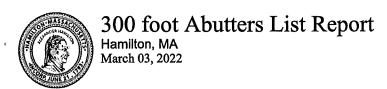
30 BERRYWOOD LN **SOUTH HAMILTON, MA 01982** 

Property Address: 30 BERRYWOOD LN

Property Address: 24 BERRYWOOD LN



3/3/2022



Parcel Number: **CAMA Number:**  60-0093

60-000-0093

Property Address: 36 BERRYWOOD LN

Mailing Address: SCHROOT THOMAS B TRUSTEE 2021

**REVO TRUST** 

36 BERRYWOOD LN

**SOUTH HAMILTON, MA 01982** 

Parcel Number: **CAMA Number:**  60-0096

60-000-0096

Property Address: 17 BERRYWOOD LN

Mailing Address:

LAAKSONEN JANNINA

17 BERRYWOOD LN

**SOUTH HAMILTON, MA 01982** 

Parcel Number: **CAMA Number:**  60-0097

60-000-0097

Property Address: 25 BERRYWOOD LN

Mailing Address: JARA OSCAR A. JARA ZUZANA

25 BERRYWOOD LN

**SOUTH HAMILTON, MA 01982** 

Parcel Number: CAMA Number:

60-0098

Property Address: 33 BERRYWOOD LN

60-000-0098

Mailing Address: PATTEN WILLIAM T BEVERLY J

33 BERRYWOOD LN

**SOUTH HAMILTON, MA 01982** 

Parcel Number: CAMA Number: 60-0102

60-000-0102 Property Address: 519 ESSEX ST

Mailing Address: FRANZ PAUL D LORI B

519 ESSEX ST

SOUTH HAMILTON, MA 01982

BOLAND FREDERICK N.
MCCABE PATRICIA
175 ECHO COVE RD
SOUTH HAMILTON, MA 01982

HUTCHINSON HELENE INDIV 174 ECHO COVE RD SOUTH HAMILTON, MA 01982 RUSSELL WAYNE SHEILA 245 ECHO COVE RD SOUTH HAMILTON, MA 01982

CHIQUOINE ANDREW BLOOM ABBIE 8 BERRYWOOD LN SOUTH HAMILTON, MA 01982

JAMESON EMILY & CHARLES 231 ECHO COVE RD SOUTH HAMILTON, MA 01982 SCHENKER ERIC B EMMA MARIE M 255 ECHO COVE RD SOUTH HAMILTON, MA 01982

CHISHOLM ROBERT E HEIDI J R 164 ECHO COVE RD SOUTH HAMILTON, MA 01982 JARA OSCAR A. JARA ZUZANA 25 BERRYWOOD LN SOUTH HAMILTON, MA 01982

SCHREUER RICHARD J DOYLE NANCY W 234 ECHO COVE RD SOUTH HAMILTON, MA 01982

FARAGHER NINA L 209 ECHO COVE RD SOUTH HAMILTON, MA 01982 LAAKSONEN JANNINA 17 BERRYWOOD LN SOUTH HAMILTON, MA 01982 SCHROOT THOMAS B TRUSTEE 2021 REVO TRUST 36 BERRYWOOD LN SOUTH HAMILTON, MA 01982

FRANZ PAUL D LORI B 519 ESSEX ST SOUTH HAMILTON, MA 01982 LARA JOHN A LARA PAMELA C 55 BERRY CIR SOUTH HAMILTON, MA 01982

SPEAR JUNE N 224 ECHO COVE ROAD S. HAMILTON, MA 01982

FURNARI TATUM GROSS WILLIAM 24 BERRYWOOD LN SOUTH HAMILTON, MA 01982

LAUBER MICHAEL 210 ECHO COVE RD SOUTH HAMILTON, MA 01982 THERIAULT VICTOR J-ANN M 198 ECHO COVE RD SOUTH HAMILTON, MA 01982

GREGG MATTHEW W KELLY A 47 BERRY CIR SOUTH HAMILTON, MA 01982

MACDONALD WILLIAM A HEATHER 167 ECHO COVE RD SOUTH HAMILTON, MA 01982 WATSON WILLIAM S TRUSTEE WILLIAM S WATSON LVNG TRS 214 ECHO COVE ROAD S. HAMILTON, MA 01982

GRIFFIN LAWRENCE A CATHERINE 29 BERRY CIR SOUTH HAMILTON, MA 01982 MICHALSKI LEONARD W ZULLO GERALD 187 ECHO COVE RD SOUTH HAMILTON, MA 01982

GROSS TYLER R SUSAN C 30 BERRYWOOD LN SOUTH HAMILTON, MA 01982

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