

**TOWN OF HAMILTON  
ZONING BOARD OF APPEALS**

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

Date Submitted: March 2, 2022

Applicant Name: Marianne Skellett 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: Marianne Skellett

Address: 18 Berrywood Lane

South Hamilton, MA

Phone: (978) 468-0521

Bill@savoienolan.com

Rec. 3.3.22  
paid \$75

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) 3.6

**Special Permit Requested. Check all that apply.**

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



**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 location for which Permit or Special Permit is sought:

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

The proposed structure 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:

The project is located on a site that is more than twice the minimum required size. The proposed addition was designed to be incorporated into the existing dwelling and maintain the look and feel of a single family dwelling.

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

We have received a letter from the Board of Health stating that the existing systems are adequate.

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

The proposed projects meets the requirements set forth in the By-Laws

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: The project will result in one additional person living at the property. All parking will 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: Marianne Skellitt

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 Ritajeane 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.

18 Berrywood Lane, Hamilton, MA 01982

## Request for Confirmation – Septic System Design Flow

To Hamilton Board of Health:

Please confirm the septic system at:

18 Berrywood Lane, So.  
Address (5x110=550) ???

Is approved for 5 of bedrooms +/- or ~~100~~ 600 gpd.  
#

Submitted by: Marianne Skellett  
Name

Please Circle: Owner / Realtor / Property Buyer / Other

Email: Mariannes17@hotmail.com

Phone: 781-825-5488 Date: 9/22/21

Hamilton Board of Health File Review: \_\_\_\_\_

Although the original permit application was  
for 3 bedrooms, the design flow was 600 gallons/day  
which this office now recognizes as sufficient for  
5 bedrooms.

☒ Confirmed

GP.B Date: 9/23/21  
Leslie Whelan, RS  
Health Agent

Gregory P. Bernard

March 3, 2022

MAP 60 LOT 90

**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



# 300 foot Abutters List Report

Hamilton, MA  
March 03, 2022

## 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

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## Abutters:

Parcel Number: 52-0046  
CAMA Number: 52-000-0046  
Property Address: 55 BERRY CIR

Mailing Address: LARA JOHN A LARA PAMELA C  
55 BERRY CIR  
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0013  
CAMA Number: 60-000-0013  
Property Address: 255 ECHO COVE RD

Mailing Address: SCHENKER ERIC B EMMA MARIE M  
255 ECHO COVE RD  
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0014  
CAMA Number: 60-000-0014  
Property Address: 245 ECHO COVE RD

Mailing Address: RUSSELL WAYNE SHEILA  
245 ECHO COVE RD  
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0015  
CAMA Number: 60-000-0015  
Property Address: 231 ECHO COVE RD

Mailing Address: JAMESON EMILY & CHARLES  
231 ECHO COVE RD  
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0017  
CAMA Number: 60-000-0017  
Property Address: 209 ECHO COVE RD

Mailing Address: FARAGHER NINA L  
209 ECHO COVE RD  
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0018  
CAMA Number: 60-000-0018  
Property Address: 187 ECHO COVE RD

Mailing Address: MICHALSKI LEONARD W ZULLO  
GERALD  
187 ECHO COVE RD  
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0019  
CAMA Number: 60-000-0019  
Property Address: 164 ECHO COVE RD

Mailing Address: CHISHOLM ROBERT E HEIDI J R  
164 ECHO COVE RD  
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0020  
CAMA Number: 60-000-0020  
Property Address: 174 ECHO COVE RD

Mailing Address: HUTCHINSON HELENE INDIV  
174 ECHO COVE RD  
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0021  
CAMA Number: 60-000-0021  
Property Address: 186 ECHO COVE RD

Mailing Address: MONAHAN MARY M  
24 ENFIELD DR  
ANDOVER, MA 01810

Parcel Number: 60-0022  
CAMA Number: 60-000-0022  
Property Address: 198 ECHO COVE RD

Mailing Address: THERIAULT VICTOR J-ANN M  
198 ECHO COVE RD  
SOUTH HAMILTON, MA 01982



www.cai-tech.com

3/3/2022

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Abutters List Report - Hamilton, MA



# 300 foot Abutters List Report

Hamilton, MA  
March 03, 2022

Parcel Number: 60-0023  
CAMA Number: 60-000-0023  
Property Address: 210 ECHO COVE RD

Mailing Address: LAUBER MICHAEL  
210 ECHO COVE RD  
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0024  
CAMA Number: 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: 60-000-0025  
Property Address: 224 ECHO COVE RD

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

Parcel Number: 60-0026  
CAMA Number: 60-000-0026  
Property Address: 234 ECHO COVE RD

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

Parcel Number: 60-0077  
CAMA Number: 60-000-0077  
Property Address: 175 ECHO COVE RD

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

Parcel Number: 60-0078  
CAMA Number: 60-000-0078  
Property Address: 167 ECHO COVE RD

Mailing Address: MACDONALD WILLIAM A HEATHER  
167 ECHO COVE RD  
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0083  
CAMA Number: 60-000-0083  
Property Address: 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: 60-0085  
CAMA Number: 60-000-0085  
Property Address: 35 BERRY CIR

Mailing Address: HAYES NICOLE  
35 BERRY CIR  
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0086  
CAMA Number: 60-000-0086  
Property Address: 29 BERRY CIR

Mailing Address: GRIFFIN LAWRENCE A CATHERINE  
29 BERRY CIR  
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0091  
CAMA Number: 60-000-0091  
Property Address: 24 BERRYWOOD LN

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

Parcel Number: 60-0092  
CAMA Number: 60-000-0092  
Property Address: 30 BERRYWOOD LN

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



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3/3/2022

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Abutters List Report - Hamilton, MA



# 300 foot Abutters List Report

Hamilton, MA  
March 03, 2022

Parcel Number: 60-0093  
CAMA Number: 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: 60-0096  
CAMA Number: 60-000-0096  
Property Address: 17 BERRYWOOD LN

Mailing Address: LAAKSONEN JANNINA  
17 BERRYWOOD LN  
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0097  
CAMA Number: 60-000-0097  
Property Address: 25 BERRYWOOD LN

Mailing Address: JARA OSCAR A. JARA ZUZANA  
25 BERRYWOOD LN  
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0098  
CAMA Number: 60-000-0098  
Property Address: 33 BERRYWOOD LN

Mailing Address: PATTEN WILLIAM T BEVERLY J  
33 BERRYWOOD LN  
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0102  
CAMA Number: 60-000-0102  
Property Address: 519 ESSEX ST

Mailing Address: FRANZ PAUL D LORI B  
519 ESSEX ST  
SOUTH HAMILTON, MA 01982



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3/3/2022

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Abutters List Report - Hamilton, MA

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SOUTH HAMILTON, MA 01982

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SOUTH HAMILTON, MA 01982

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245 ECHO COVE RD  
SOUTH HAMILTON, MA 01982

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SOUTH HAMILTON, MA 01982

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SOUTH HAMILTON, MA 01982

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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

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JARA ZUZANA  
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SOUTH HAMILTON, MA 01982

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SOUTH HAMILTON, MA 01982

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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

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