



TOWN OF HAMILTON ZONING BOARD OF APPEALS MEETING

JULY 6, 2022 – WEDNESDAY - 7:00 P.M.

RECEIVED
TOWN CLERK
HAMILTON, MA

2022 JUN 13 PM 4: 21

VARIANCE PUBLIC HEARING: Application is for the property owned by Marenglen Zepaj and Flaminio Lanzillo, 78 Mill Street, Middleton, for the property located at 139 Cutler Road, Assessor's Map 39, Lot 2. Applicant is seeking a Variance: Zoning Bylaw 5.5.1.3 Reconstruction after Catastrophe or Demolition to construct a new single family dwelling at the site where a single dwelling was demolished.

SPECIAL PERMIT PUBLIC HEARING: Application is for the property owned by Silas & Ashley Nary, for the property located at 8 Villa Road, Assessor's Map 71, Lot 14. Applicant is seeking a approval for a Special Permit: Zoning Bylaw 3.0 Use Regulations to construct a garage with more than 4 motor vehicle spaces.

SPECIAL PERMIT & VARIANCE PUBLIC HEARING: Application is for the property owned by Jeffrey and Krystin Sartorelli, located at 12 Honeysuckle Road, Assessor's Map 47, Lot 209. Applicant is seeking approval for a Special Permit and a Variance to construct an attached garage and an accessory apartment: Zoning Bylaws 3.6: Accessory Apartment and 4.0: Dimensional & Density Regulations for a side yard setback.

PUBLIC HEARING: Application is a request for a Finding of Fact Extension or Alteration of a Non-Conforming Use, Zoning Bylaw 5.3.4.5 to construct a screen porch, for the property owned by Lawrence Katz, located at 116 Gregory Island Road, Assessor's Map 60, lot 48.

SPECIAL PERMIT PUBLIC HEARING: Application is for the property owned by Patrick & Eileen Livermore located at 71 Fox Run Road, Zoning District R1A, Assessor's Map 56, Lot 53. The Special Permit Application requests approval to demolish existing attached garage and mudroom & to build a 2 car garage and mudroom with living space above on same footprint under Zoning Bylaw Section 5.5.1.3.

SPECIAL PERMIT PUBLIC HEARING: Application is for the property owned by Marenglen Zepaj and Flaminio Lanzillo, 78 Mill Street, Middleton, for the property located at 145 Cutler Road, Assessor's Map 39, Lot 12. Applicant is seeking approval for a Special Permit: Zoning Bylaw 5.5.1.3 Reconstruction after Catastrophe or Demolition to demolish & construct a new single family dwelling.

SPECIAL PERMIT PUBLIC HEARING: Application is for an Accessory Apartment; Zoning Bylaw 3.6. The property is located at 156 Gregory Island Road, Assessor's Map 60, lot 56, owner is Warren Brown.

CONTINUATION OF A PUBLIC HEARING FOR A COMPREHENSIVE PERMIT: The Application was submitted by Harborlight Community Partners, 283 Elliot Street, Beverly MA, for a Comprehensive Permit pursuant to MGL Ch. 40B for the construction of a 45 unit multifamily housing. The property is located at 466 Highland Street, Assessor's Map 28-8, Lot 1, Zoning District RA and is owned by the Britton Family Trust, LLC.

PUBLIC HEARING: Application is for the property owned by Gordon-Conwell Theological Seminary, Inc., located at 130 Essex Street, Zoning Districts R1B & R1A, Assessor's Map 64, Lot 5. Applicant is Harborlight Community Partners, Inc., 283 Elliott Street, Beverly. Applicant is seeking a Variance from the lot area requirements in Zoning Bylaw Section 4.1 in order to create 3 lots, pursuant to ZB Section 5.3.2.1 and Findings of Fact under ZB Section 5.2 for a Change of Use from student housing to multi-family dwelling, and under ZB Section 5.3.1.2 in order to construct three additions to the existing multi-family dwellings which have historically been used for student housing.

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.