

**TOWN OF HAMILTON ZONING BOARD OF APPEALS MEETING**

**OCTOBER 5, 2022 – WEDNESDAY - 7:00 P.M.**

**In person at 577 Bay Road in the 1<sup>st</sup> floor Memorial Room or via Zoom**

**Join Zoom Meeting:**

**<https://us02web.zoom.us/j/89759082173?pwd=WDc0Vzd5OTZ1U1JLY3pzYmgrMHdKZz09>**

**Meeting ID: 897 5908 2173**

**Passcode: 282979**

**Phone Number 1-929-205-6099 US (New York)**

**PUBLIC HEARING:** Application is for the property owned by Don Sudbay Jr., Applicant is Scott Burnham, Gloucester MA, for the property located at 29 Tally Ho Drive, Assessor's Map 62, Lot 45, Zoning District R1A. The Special Permit Application is to demolish the existing dwelling and construct a new single family dwelling with an attached 2 bay garage under Zoning Bylaw 5.5.1.3.

**PUBLIC HEARING:** Application is for the property owned by Matthew & Erin Curtin, Applicant is Ford Properties LLC of Ipswich MA, for the property located at 550 Bay Road, Assessor's Map 49, Lot 63, Zoning District R1B. Application is requesting a Variance seeking relief for the proposed front yard setback for a new single family dwelling under Zoning Bylaw Section 4.0 Dimensional and Density Regulations.

**CONTINUATION OF A PUBLIC HEARING:** For the property located at 3 Beech Street, Assessor's Map 66, Lot 3AA, owner Eric Mimmo. Applicant is asking approval to amend a 2021 ZBA Decision which approved an extension or alteration of a non-conforming use to construct an addition at the rear of the existing single family dwelling so that two additional stories may be constructed on the addition and to appeal the Town of Hamilton Building Inspector's Decision which issued a Cease and Desist Order.

**CONTINUATION OF A PUBLIC HEARING FOR A COMPREHENSIVE PERMIT:** The Application was submitted by Harborlight Community Partners, 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, Lot 1, Zoning District RA, and is owned by the Britton Family Trust, LLC.

**CONTINUATION OF A 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.

**REGULAR BUSINESS**

- Meeting Minutes
- Updates from the Chair

**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](http://hamiltonma.gov) for details regarding a specific agenda. The Zoning Board of Appeals typically meets the first Wednesday of the month.