

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

**June 7, 2023 – 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 Webinar:**

**<https://us02web.zoom.us/j/82722688157>**

**Webinar ID:** 827 2268 8157

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Find your local number: <https://us02web.zoom.us/u/kbjXL8KhNw>

**PUBLIC HEARING:** For the property located at 39 Tally Ho Drive, Assessor's Map 56, Lot 44, Zoning District R1A, owner Patrick Norton. Applicant is seeking a Variance from the front yard setback, under Zoning Bylaw 4.0: Dimensional and Density Regulations, in order to construct a 316 +/- sq ft front porch.

**CONTINUED PUBLIC HEARING:** The Application is for a Special Permit under Zoning Bylaw 3.6 in order to have an Accessory Apartment in a lower level of the existing house. The property located at 21 Blueberry Lane, Assessor's Map 42, Lot 20, Zoning District R1B, the owner is Nathan Smith.

**CONTINUED PUBLIC HEARING:** Special Permit Application for the property owned by Paul Thober, located at 438 Asbury Street, Assessor's Map 37, lot 43. Applicant is seeking approval to construct an apartment - Zoning Bylaw 3.6: Accessory Apartment.

**CONTINUED BOARD DISCUSSION:** The Board will discuss and consider the Appeal as submitted by the applicants Harborlight Community Partners, 283 Elliot Street, Beverly MA, to the Dept. of Housing and Community Development Housing Appeals Committee, on April 10, 2023. The Appeal was directed upon the Decision as approved and signed by the Hamilton Zoning Board of Appeals which was filed with the Hamilton Town Clerk on March 21, 2023. The Comprehensive Permit Decision, pursuant to MGL Ch. 40B, was to construct a 45-unit, affordable housing complex to be located at 466 Highland Street, Assessor's Map 28-8, Lot 1, Zoning District RA.

**CONTINUED BOARD DISCUSSION:** Board Reorganization with Board Members to vote for Chair and Vice Chair

**REGULAR BUSINESS:** Meeting Minutes

**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.