



Town of Hamilton Building Department
577 Bay Road, Hamilton, MA 01936

Memorandum

To: ZBA Members & Planning Director

From: Richard Maloney *RM*

Date: APRIL 30, 2025

Re: ZONING CASES – MAY 7, 2025

186 Echo Cove Road – Variance – The applicant is seeking a variance to demolish and rebuild a dwelling on a pre-existing non-conforming lot.

1. There is a discrepancy of lot square footage (sf) between the certified plot plan and the application, the plot plan has the sf at 10, 689 +/- sf, and the application states 10,966 +/- sf.
2. The lot coverage is close (see attached plan) to the 25% max allowed for structures, especially if the lesser of the two square footages is the correct one. The lot coverage calculations (existing & proposed) should be submitted to the Board by the surveyor/engineer of record.
3. The two accessory structures need to be clarified:
 - a. 8' x 12' shed – this is to be turned, there is no dimension to side lot line, the bylaw allows one accessory structure (no larger than 8' x 12') to be no closer than 5' from side and rear property lines. This needs to be dimensioned on the plan.
 - b. The 4'x 16' kayak shed is to be relocated up by the street, the proposed final location is not shown; the bylaw does not allow accessory structures in the front 25' set-back.