



**Town of Hamilton Zoning Board of Appeals
577 Bay Road, Memorial Room
Hamilton, MA 01936**

AUGUST 4, 2021 7:00PM - MEETING AGENDA - **AMENDED**

PLEASE NOTE

Town Hall is open (see Town website for hours) with Public Meetings being held In-Person for Board members and ONLY in the Memorial Room with online facilities via Zoom and phone-in options for ALL others:

Join Zoom Meeting

<https://us02web.zoom.us/j/87822040086?pwd=cUN5TjhLVUdYVnIvTWNsVDhiQ3VQdz09>

Meeting ID: 878 2204 Passcode: 6127230086 One tap mobile - +1 929 205 6099 US (New York)

AGENDA

- 1. PUBLIC HEARING – 30 Union Street** - The Board will hear a request for a finding for an extension or alteration of a non-conforming use, Zoning Bylaw 5.3.4.5, for the construction of a two level addition at the rear of the existing dwelling. The property is located at 30 Union Street, Assessors Map 55, Lot 92; owners are Gary and Jennifer Stein.
- 2. PUBLIC HEARING – 18 Cottage Street** – The Board will hear a request for a finding for an extension or alteration of a non-conforming use, Zoning Bylaw 5.3.4.5 for the construction of front porch on the existing dwelling. The property is located at 18 Cottage Street, Assessors Map 55, Lot 204; Owners are Donald and Christine Ganey.
- 3. PUBLIC HEARING – 14 Boston Ave** – The Board will hear a request for a variance application seeking relief from zoning bylaws in Section 4.0 Dimensional & Density Regulations, Section 3.2 Accessory Uses, Section 5 Non-Conforming uses and Structures, for the construction of a shed. The Property is located at 14 Boston Avenue, Assessors Map 47, Lot 104; the owner is Shari Fecteau.
- 4. PUBLIC HEARING - 165 Forest Street** – The Board will consider and vote on a request for a Finding of Fact Application seeking relief from Zoning Bylaw 5.3.4.5 for the construction of an addition on the rear of the existing dwelling. The property is located at 165 Forest Street, Assessors Map 66, Lot 158; Owner is Ed Bohn.
- 5. CONTINUED PUBLIC HEARING** – The Board continues its review of a petition submitted by Essex County Habitat For Humanity, 14 Park Street, Danvers, MA for a Comprehensive Permit pursuant to MGL 40B for the construction of ten (10) dwellings. The property is located at 434-436 Asbury Street, Assessors Map 37, Lots 44 and 51 within Zoning District R-1B; and owned by the Phillip C. Marcorelle Irrevocable Trust 2020.
- 6. Board Business** – approval of prior minutes; Board business.