

# TOWN OF HAMILTON ZONING BOARD OF APPEALS MEETING

AMENDED AGENDA – ORIGINAL POSTED BY TOWN CLERK ON 4/10/23 @ 12:00 PM  
AMENDED AGENDA TO THE AMENDED AGENDA POSTED ON 4/19/23 @ 10:27 AM

May 3, 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/83590571007?pwd=Wnd1OFNuanY2K0lJdmw0SEhiU3hTdz09>

Webinar ID: 835 9057 1007

Passcode: 319584

One tap mobile: US: +13052241968, 88550685593# Or Telephone: US: +1 305 224 1968

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

**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.

**PUBLIC HEARING:** Applicant is seeking a Variance under Zoning Bylaw 3.1 in order to construct a detached 18' x 26' studio apartment with office space to be located behind existing structure which is used as a business. The property located at 264 Bay Road, Assessor's Map 49, Lot 63, Zoning District B. The applicant is Brian Stein, the owner is Mingo Springs LLC.

**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.

**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.

**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.