

Notice of Public Hearing - Town of Hamilton Zoning Board of Appeals

A Public Hearing will be held at 7 PM, on Wednesday May 1, 2024, at the H-W Public Library, 14 Union Street & via Zoom. The application is for the property owned by Linda McMahon for the property located at 89 Greenbrook Road, Assessor's Map 58, Lot 33. Applicants are seeking a Finding under Zoning Bylaw Sec. 5.3.4.5 for Dimensional Relief for side yard set-back and approval for a Special Permit, Zoning Bylaw 3.6 for an Accessory Apartment. A copy of the complete application is available for review in the Building Department during the regular hours of operation of the Town Hall at 299 R Bay Road.

Bruce Gingrich, Chair

TOWN OF HAMILTON
ZONING BOARD OF APPEALS

APPLICATION FOR ZONING BOARD OF APPEALS HEARING
To be completed by all Applicants

\$75
paid
Rec.
4-2-24

Date Submitted: 3-25-24

Applicant Name: Linda McMahon Phone: 978-473-3527

Applicant Address: 89 Greenbrook Rd Hamilton, MA

Applicant respectfully petitions the Board of Appeal for the following:

That he/she is seeking (check all that apply):

3.6 Accessory Apartment

- Variance: (State Type)
- Extension or Alteration of a Non-Conforming Use, Structure, or Lot
- Site Plan Review
- Abbreviated Site Plan Review
- Special Permit: (State Type)
- Appeal of Decision of the Building Inspector
- Conversion for Temporary Living Area
- Comprehensive Permit
- Other:

Address of Property if different from Applicant Address above:

Owner of property if different from Applicant noted above:

Note: If not the owner of the property, applicant must provide proof they are either the holder of a written option to purchase the property (or) verification they have authority to act on behalf of the owner of the property.

Zoning District: R1A

Existing Lot Size: 129,260 sf.

State Briefly what structures are on the property:

4 bedroom 2 Story house with attached garage.

State in detail what the petitioner desires to do at said subject property:

We are petitioning to build a living room, bedroom, bathroom + kitchen above our existing garage and mudroom. We will extend our garage out an additional 6 feet. This will be used to accommodate

State whether any petition as to the said premises has been submitted to this Board within the last five years. If so, my elderly parents
give details:

None

State if any Building Permit has been granted to said premises within the past two years. If yes, give details:

NO

Signed: Linda McMahon

Address: 89 Greenbrook Rd.

Hamilton, MA

Phone: 978-473-3527

linda.mcmahon89@gmail.com



**TOWN OF HAMILTON
ZONING BOARD OF APPEALS**

**REQUEST FOR FINDINGS OF FACT
PERMIT OR SPECIAL PERMIT**

Date Submitted: 3-25-24
Applicant Name: Linda McMahon and Matthew McMahon
Applicant Address: 89 Greenbrook Rd Hamilton, MA

State nature of and location for which Permit or Special Permit is sought:

We seek a special permit to build a living room, bedroom, bathroom + kitchen above our existing garage and mudroom to accommodate my elderly parents.

State how or why the proposed use would be in harmony with the general purpose and intent of the Zoning By-Law:

We will build on top of the existing garage and mudroom - the garage will be extended 6 feet - still within setback allowance. Our plan abides by sec. 3.6 of the Hamilton By-laws. We will use our existing septic as we will still have 4 bedrooms. It will be less than 900 sq. feet.

State how or why the specific site is an appropriate location for such use:

We will build on top of our existing garage and mudroom. We will build at six feet onto the base of the garage but will be within our setbacks.

State whether the specific site has adequate public sewerage and water facilities or suitable soil for an on lot sewerage and water systems:

We currently have a septic system that supports 4 bedroom dwelling. We have a 4 bedroom house and we will convert one bedroom into an office. The bedroom in our addition will be our fourth bedroom.

State how or why the use as developed will not adversely affect the neighborhood:

We will be building on top of an existing structure. We will not add an additional entrance - entry will be through existing door. We will be within setbacks.

State why there will not be a nuisance or serious hazard to vehicles or pedestrians using the following streets for the purpose of this permit:

Streets: Greenbrook Road

This is a side street. No vehicles will block roadways. Our driveway accommodates multiple vehicles.

State how and what adequate and appropriate facilities will be provided for the proposed use:

The addition will be used as living space for my elderly parents. It will include adequate Bathroom and living space. We will use our existing septic and heating system.

Signed: David M. Muma

Address: 89 Greenbrook Rd.

Hamilton, MA

Phone: 978-473-3527

March 18, 2024

MAP 58 LOT 33

**TOWN OF HAMILTON
Zoning Board of Appeals
CERTIFICATE OF PARTIES IN INTEREST**

Pursuant to Massachusetts General Laws, Chapter 40A, Section 11, the undersigned Assessor of the Town of Hamilton, hereby certifies that the names and addresses appearing on the list appended hereto are those of the:

- (a) abutters 100'
- (b) owners of land directly opposite on any public or private street or way
- X (c) owners of land within 300' of the property line of the property at:

89 Greenbrook Road

So. Hamilton

Dated March 18, 2024

Prepared by Assessor's Office of the Town of Hamilton.

Jane Dooley
Assistant Assessor

89 Greenbrook

ACKERMAN THOMAS C & SUSAN
16 GREENBROOK RD
SOUTH HAMILTON, MA 01982

HALADYNA GREG S
DENISE R
113 SCHOOL ST
SOUTH HAMILTON, MA 01982

SELLARS ANN
SELLARS JAMES STEWART
2 GREENBROOK RD
SOUTH HAMILTON, MA 01982

ALPERIN STUART A
ALPERIN SHEILA A
71 GREENBROOK RD
SOUTH HAMILTON, MA 01982

HAMILTON TOWN OF
SCHOOL ST (WELL/PUMP HSE)
SOUTH HAMILTON, MA 01982

SIEGAL JONATHAN D
ELIZABETH A
107 SCHOOL ST
SOUTH HAMILTON, MA 01982

BITLER LAURA
DANIEL
93 SCHOOL ST
SOUTH HAMILTON, MA 01982

HERSHBERG PAUL C
MARY J
108 SCHOOL ST
SOUTH HAMILTON, MA 01982

SMITH GEORGE V
SUSAN B
95 SCHOOL ST
SOUTH HAMILTON, MA 01982

CARTER DONALD J
KATHY A
60 GREENBROOK RD
SOUTH HAMILTON, MA 01982

IRISH LEE E
88 GREENBROOK RD
SOUTH HAMILTON, MA 01982

SPRENKLE RICHARD A
SPRENKLE AMY BARNETT
65 GREENBROOK RD
SOUTH HAMILTON, MA 01982

CLARKE RICHARD W JR
MUSTO-CLARKE KAREN
8 GREENBROOK RD
SOUTH HAMILTON, MA 01982

LI STEPHEN H
LEE SANDRA K
74 GREENBROOK RD
SOUTH HAMILTON, MA 01982

SWANSON ELLEN A TR
ELLEN A SWANSON TRUST
121 SCHOOL ST
SOUTH HAMILTON, MA 01982

COLE GREGORY
1 GREENBROOK RD
SOUTH HAMILTON, MA 01982

MAINVILLE, ANDREA N.
110 SCHOOL ST
SOUTH HAMILTON, MA 01982

SWEENEY ALLYSON J
120 SCHOOL ST
SOUTH HAMILTON, MA 01982

DANA ANDREW HENRY HALSEY
DANA MEGAN E.H.
75 GREENBROOK RD
SOUTH HAMILTON, MA 01982

MCNAUGHT III EDWARD A
KATIE M
21 GREENBROOK RD
SOUTH HAMILTON, MA 01982

THIBEAULT JOHN L
ANN M
44 GREENBROOK RD
SOUTH HAMILTON, MA 01982

ESSEX COUNTY GREENBELT AS
82 EASTERN AVE
ESSEX, MA 01929

PAGLIERANI ROBERT W & SUS
30 GREENBROOK RD
SOUTH HAMILTON, MA 01982

VIVIAN ANDREW
VIVIAN KRISTEN
97 SCHOOL ST
SOUTH HAMILTON, MA 01982

FISHER SANDRA E & PETER A
97 GREENBROOK RD
SOUTH HAMILTON, MA 01982

RANDLE JOAN
E DUNBAR
15 GREENBROOK RD
SOUTH HAMILTON, MA 01982

FRANK MEDEIROS TRUST
MEDEIROS FRANK JR TRUSTEE
101 SCHOOL ST
S HAMILTON, MA 01982

SELBACH MATTHEW JOSEPH
SELBACH SARAH ELIZABETH
7 GREENBROOK RD
SOUTH HAMILTON, MA 01982