

NOTICE OF PUBLIC HEARING - TOWN OF HAMILTON – ZONING BOARD OF APPEALS

The Town of Hamilton ZBA will hold a Public Hearing on Wednesday, July 5, 2023, in the Memorial Room, 577 Bay Road, and via Zoom, to commence at 7 PM, for the property located at 275 Echo Cove Road, Map 60, Lot 16, applicant is owner Richard Green. The Special Permit Application is to create an Accessory Apartment in the existing dwelling. The application is available for review at the Building Department during regular hours of Town Hall. Zoom details will be available when agenda is posted.

TOWN OF HAMILTON
ZONING BOARD OF APPEALS

Rec. 5-31-23
paid \$75
check # 588

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

Date Submitted: 5-31-2023

Applicant Name: RICHARD GREEN Phone: 978-810-8403

Applicant Address: 275 ECHO COVE RD HAMILTON MA 01982

Applicant respectfully petitions the Board of Appeal for the following:

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

- 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) 3.6 Accessory Apartment
- 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: R-1A

Existing Lot Size: 20170 SF

State Briefly what structures are on the property:

THE ONLY STRUCTURE IS THE MAIN DWELLING AND A SMALL SHED AT THE BACK OF THE LOT

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

WE PLAN TO CONVERT THE EXISTING IN LAW APARTMENT INTO A LEGAL APARTMENT. THE SPACE ALREADY HAS A KITCHEN BEDROOM, LIVING ROOM AND BATHROOM. THE CURRENT SPACE IS 765 SQ FT

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

WE HAVE ONLY LIVED AT THIS HOME SINCE APRIL 2020 SO WE HAVE NO KNOWLEDGE OF ANY PETITIONS IN THE LAST 5 YEARS

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

WE HAVE ONLY LIVED AT THIS HOME SINCE APRIL 2020 AND HAVE NO KNOWLEDGE OF ANY PERMITS GRANTED

Signed: 

Address: 275 Echo Cove Rd

HAMILTON MA 01982

Phone: 978 810 8403

EMAIL RICHARD SCOTT GREEN @GMAIL.COM

APPLICATION CHECK SHEET
HAMILTON ZONING BOARD OF APPEALS

SPECIAL PERMIT

8 copies of all Materials. Refer to Instruction Sheet.

Section of the Zoning By-Law covering desired Board action(s) 3.6

Special Permit Requested. Check all that apply.

District:	Type Use:
<input checked="" type="checkbox"/> Residential District	<input type="checkbox"/> _____
<input type="checkbox"/> Business District	<input type="checkbox"/> _____
<input type="checkbox"/> Conservancy District	<input type="checkbox"/> _____
<input type="checkbox"/> Elder Housing District	<input type="checkbox"/> _____
<input type="checkbox"/> Groundwater Protection Overlay	<input type="checkbox"/> _____
<input type="checkbox"/> Telecommunications	<input type="checkbox"/> _____
<input type="checkbox"/> Other. Specify. _____	<input type="checkbox"/> _____

Time Period Granted for Permit:

- N/A
- Temporary Additional Living Area: 4 years
 - Adult Entertainment Uses: 1 year
 - Special permit will lapse after 1 year if substantial use or construction has not commenced except for good cause.

Visual Materials Required:

- Submit at a minimum materials required for Site Plan Review
- Refer to Specific Sections of the By-Law for additional information regarding each district

Board Reviews Required other than ZBA:

- N/A
- Elder Housing District: Requires Planning Board approval
 - Residential District – Golf, tennis, swimming, riding, polo, skiing, skating, all other athletic and recreational activities/special events – where charges or admission fees are required: Requires Board of Selectmen approval



TOWN OF HAMILTON
ZONING BOARD OF APPEALS

REQUEST FOR FINDINGS OF FACT
PERMIT OR SPECIAL PERMIT

Date Submitted: _____

Applicant Name: RICHARD GREEN

Applicant Address: 275 Echo Cove Rd. HAMILTON MA 01982

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

THE SPECIAL PERMIT WOULD BE USED TO CONVERT AN IN LAW APARTMENT TO A LEGAL APARTMENT. THE IN LAW APARTMENT ALREADY HAS A KITCHEN, BEDROOM, LIVING ROOM, BATHROOM AND SEPERATE ENTRANCE.

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

THIS PLAN WORKS IN HARMONY WITH THE ZONING LAW. THE PROPOSED APARTMENT HAS ITS OWN ENTRANCE AND PARKING SPOTS IN THE DRIVEWAY

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

THE SITE IS AN APPROPRIATE LOCATION FOR AN APARTMENT BECAUSE THE HOME HAS EXCESS SPACE THAT WOULD BE OTHERWISE UNUSED

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

THE PROPERTY HAS A 4 BEDROOM SEPTIC TANK. CURRENTLY ONLY 1 OF THE ~~4~~ 4 BEDROOMS IS BEING USED SO THE SEPTIC IS NOT BEING USED AT CAPACITY

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

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: 275 Echo Cove Rd. HAMILTON MA 01982
THE PROPERTY HAS A DRIVEWAY THAT CAN ACCOMMODATE 6 CARS. THERE WILL BE NO NEED FOR STREET PARKING

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

THE EXISTING IN LAW APARTMENT IS 765 SQ. FT. WHICH IS AN ADEQUATE SITE TO BE CONVERTED TO AN APARTMENT. THE IN LAW APARTMENT CURRENTLY HAS A KITCHEN, BEDROOM, LIVING ROOM AND BATHROOM. THE CURRENT IN LAW APARTMENT HAS IT'S OWN ENTRANCE AND PARKING SPACE

Signed: _____



Address: _____

Phone: _____

MORTGAGE INSPECTION

5-382

BAY STATE SURVEYING ASSOCIATES INC.
100 CUMMINGS CENTER, SUITE # 316J, BEVERLY, MA., 01915

LOCATION: HAMILTON, MA.

SCALE: 1" = 60' DATE: 11/3/98

REFERENCE: DEED BK# 8453, PG# 107
ESSEX SOUTH DISTRICT
REGISTRY OF DEEDS

TO: ACCUBANC MORTGAGE CORP.

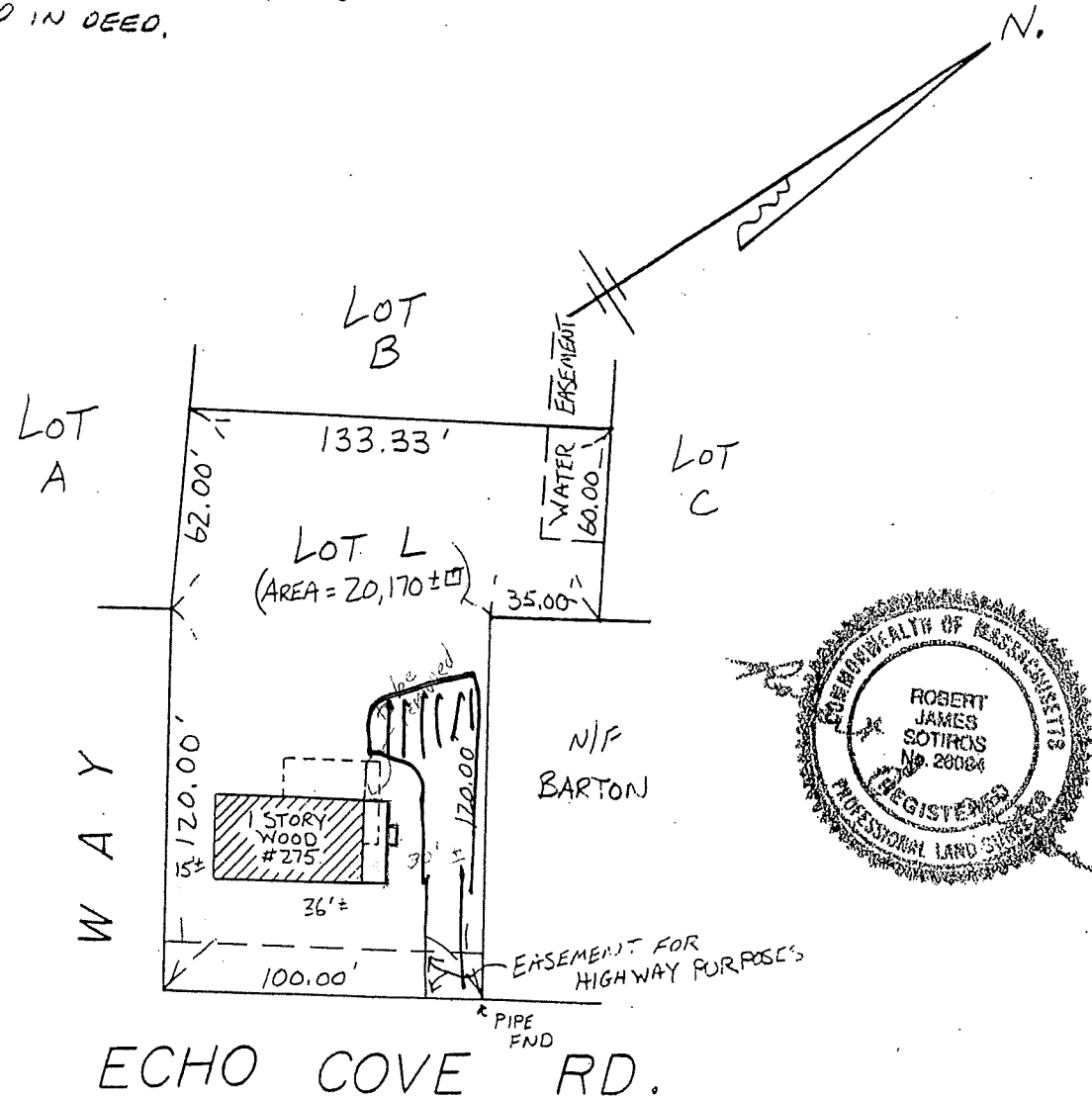
The location of the building(s) as shown, either compiled with the local zoning setbacks at the time of construction or is exempt from violation enforcement action under Mass. G.L. Title VII Chapter 40A Section 7

NOTES:

- 1) This is a mortgage inspection survey and not an instrument survey, therefore this plot plan is for mortgage inspection purposes only.
- 2) This survey is based on survey marks of others.
- 3) Bushes, shrubs, fences and tree lines do not necessarily indicate property lines.
- 4) Whenever an offset is 1' or less, an instrument survey is recommended to determine property lines, and any possible encroachments.
- 5) Offsets shown are approximate, and are to be used only for the determination of zoning, Not to be used to establish property lines.
- 6) In my professional opinion the building(s) are not located in the special flood hazard zone, as defined by H.U.D. MAP# 250084

6/4/90

SUBJECT TO EASEMENTS AS NOTED IN DEED.



QUITCLAIM DEED

I, Mark W. Sheppard, Trustee of the Wellington Trust u/d/t dated September 25, 2018 for which Trustee Certificate pursuant to M.G.L. Chapter 184 § 35 is recorded with the Essex South Registry of Deeds at Book 37038, Page 147 and herewith, of Hamilton, Essex County, Massachusetts, for consideration paid, and in full consideration of Six Hundred Sixty-Three Thousand Dollars (U.S. \$663,000.00) grant to Richard S. Green and Christine A. Green, husband and wife, tenants by the entirety, now of 275 Echo Cove Road, Hamilton, Essex County, Massachusetts

with Quitclaim Covenants,

The land together with the improvements thereon, and known as 275 Echo Cove Road, Hamilton, MA 01982, bounded and described as follows:

A certain parcel of land with the buildings thereon situated on Echo Cove Road in said Hamilton and being shown as Lot L upon Plan entitled "Plan of land Subdivision in Hamilton, Massachusetts, belonging to Douglas A. and Thea K. Woodman, Scale 1"=60', April 20, 1972, Lawrence Peterson, R.L.S. No. 4551 & R.P.E. No. 2956 Mass., S. Hamilton, Mass" recorded with the Essex South District Registry of Deeds, Plan Book 123, Plan 27, and bounded:

Beginning at a point on said Echo Cove Road at the southerly corner of the granted premises;

thence running North 46° 00' 00" West along the side of a 24' way shown on said plan 120 feet to the southeasterly corner of Lot A on said plan;

thence running North 41° 31' 10" West by said Lot A, 62 feet to the southerly corner of Lot B on said Plan;

thence running North 45° 02' 10" East by said Lot B, 133.33 feet to Lot C as shown on said Plan;

thence running South 42° 59' 20" East by said Lot C, 60 feet to land now or formerly of Barton;

thence running South 44°33'15" West by said Barton land 35 feet to a curve;

thence running South 46° 00' 00" East again by said Barton land 120 feet to said Echo Cove Road,

thence running South 44° 13' 15" West by said Echo Cove Road 100 feet to the point of beginning;

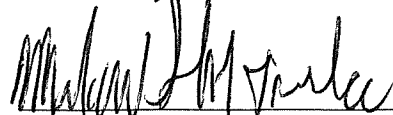
containing 20,170 square feet more or less according to said plan.

I, Mark W. Sheppard, individually and as Trustee, hereby irrevocably releases and terminates any and all homestead rights which I or any beneficiary may have in the premises, however acquired, which may benefit either us or any other persons entitled to the benefit of such homestead rights and certify under the pains and penalties of perjury that there are no other person or persons entitled to claim homestead rights to the within premises pursuant to Chapter 188 of the Massachusetts General Laws.

Being the same premises conveyed to me by deed dated September 25, 2018 and recorded in Essex South District Registry of Deeds in Book 37038, Page 149.

REMAINDER OF PAGE LEFT BLANK

Witness my hand and seal this 21st day of March, 2020.




Mark W. Sheppard, Trustee
Of The Wellington Trust

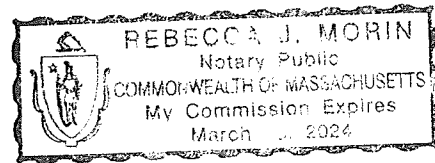
COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 21st day of March, 2020, before me, the undersigned notary public, personally appeared Mark W. Sheppard, proved to me through satisfactory evidence of identification, which was/were Mass. driver's license(s) or [] _____, to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose, as Trustee of the Wellington Trust.



Notary Public:
My Commission Expires:



Christine Green

From: Richard Green <richardscottgreen@gmail.com>
Sent: Thursday, May 11, 2023 11:29 AM
To: Christine Green
Subject: Fwd: External Email Warning Approval for apartment

Please print a copy of this for me

thanks

----- Forwarded message -----

From: Richard Green <richardscottgreen@gmail.com>
Date: Thu, May 11, 2023 at 11:28 AM
Subject: Re: External Email Warning Approval for apartment
To: Greg Bernard <gbernard@hamiltonma.gov>
Cc: Richard Maloney <rmaloney@hamiltonma.gov>

*From Hamilton
Board of
Health*

Thankyou very much

On Thu, May 11, 2023 at 10:59 AM Greg Bernard <gbernard@hamiltonma.gov> wrote:
Mr. Green,

As long as you're not adding additional bedrooms, the Board of Health has no issues.

Greg Bernard
Hamilton Septic Inspector

From: Richard Green <richardscottgreen@gmail.com>
Sent: Thursday, May 11, 2023 9:55 AM
To: Greg Bernard <gbernard@hamiltonma.gov>
Subject: External Email Warning Approval for apartment

Good morning Mr. Bernard
I am working with inspector Richard Maloney, to have a permit for an apartment at my house.
Currently, the house does have an in-law apartment which I would like to use as an apartment. I will not be adding any new bathrooms or bedrooms. I will not be adding anything to the existing house in any way.
my address is
275 Echo Cove RD

Could you send me an email or memo if you approve of the apartment or if you have conditions?

Thankyou
Richard Green
cell 978 810 8403

Unofficial Property Record Card - Hamilton, MA

General Property Data

Parcel ID 60-16	Account Number 1643
Prior Parcel ID --	Property Location 275 ECHO COVE RD
Property Owner GREEN RICHARD S & CHRISTINE A	Property Use One Family
Mailing Address 275 ECHO COVE RD	Most Recent Sale Date 4/1/2020
City SOUTH HAMILTON	Legal Reference 38387-329
Mailing State MA Zip 01982	Grantor SHEPPARD MARK W. TRUSTEE WELLINGTON TRST
Parcel Zoning R1A	Sale Price 663,000
	Land Area 0.463 acres

Current Property Assessment

Land Value 243,600	Building Value 475,000	Total Value 719,700
--------------------	------------------------	---------------------

Building Description

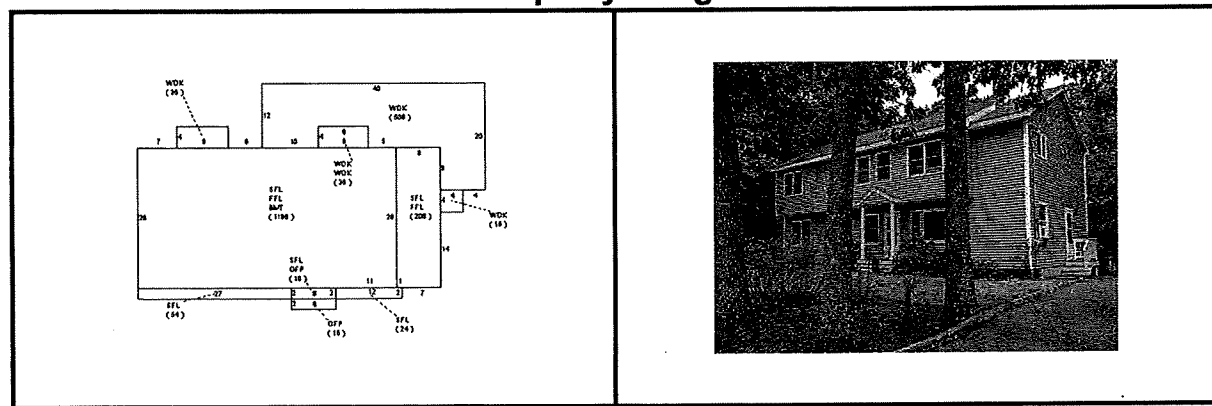
Building Style COLONIAL	Foundation Type CONCRETE	Flooring Type CARPET
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1986	Roof Structure GABLE	Heating Type FORCED H/W
Building Grade AVG. (+)	Roof Cover ASPHALT	Heating Fuel OIL
Building Condition Avg-Good	Siding VINYL	Air Conditioning 0%
Finished Area (SF) 2902	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 8	# of Bedrooms 4	# of Full Baths 4
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

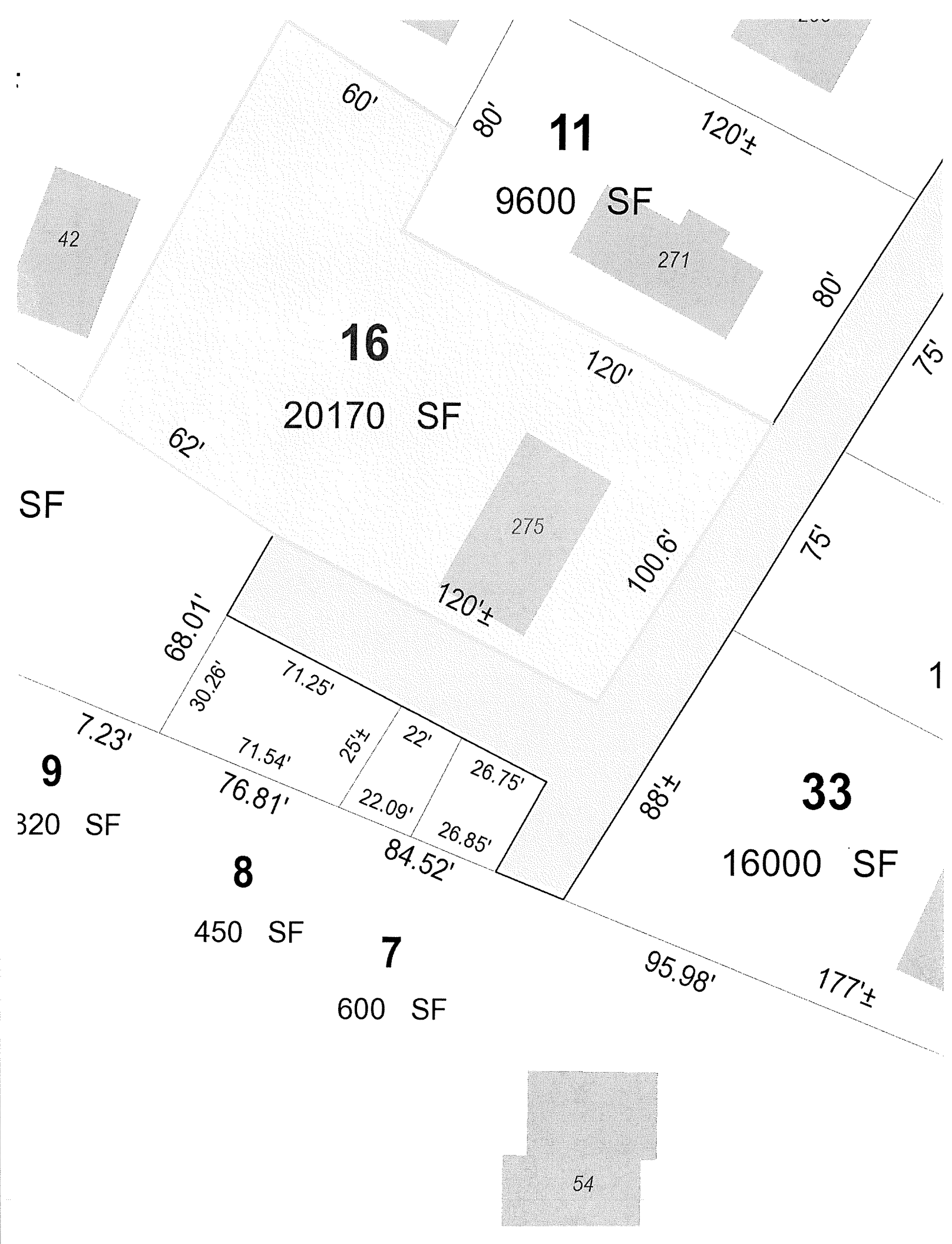
Narrative Description of Property

This property contains 0.463 acres of land mainly classified as One Family with a(n) COLONIAL style building, built about 1986 , having VINYL exterior and ASPHALT roof cover, with 1 unit(s), 8 room(s), 4 bedroom(s), 4 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



Christine Green approves the property located at 275 Echo Cove Rd, South
Hamilton, MA to have an accessory apartment.

Christine A. Green

6/1/2023

June 2, 2023

MAP 60 LOT 16

**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:

275 Echo Cove Road

So. Hamilton

Dated June 1, 2023

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

Jane Dooley
Assistant Assessor



300 feet Abutters List Report

Hamilton, MA

June 01, 2023

Subject Property:

Parcel Number: 60-0016
CAMA Number: 60-000-0016
Property Address: 275 ECHO COVE RD

Mailing Address: GREEN RICHARD S & CHRISTINE A
275 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Abutters:

Parcel Number: 60-0007
CAMA Number: 60-000-0007
Property Address: 0 ECHO COVE RD

Mailing Address: MAY LISA E
272 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0008
CAMA Number: 60-000-0008
Property Address: 0 ECHO COVE RD

Mailing Address: HAMILTON TOWN OF
TOWN HALL
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0009
CAMA Number: 60-000-0009
Property Address: 0 ECHO COVE RD

Mailing Address: HAMILTON TOWN OF
TOWN HALL
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0011
CAMA Number: 60-000-0011
Property Address: 271 ECHO COVE RD

Mailing Address: BARTON GAIL L SANDRA
271 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0012
CAMA Number: 60-000-0012
Property Address: 265 ECHO COVE RD

Mailing Address: MACKAY JOSEPH B DRIESEN HELENE
265 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0013
CAMA Number: 60-000-0013
Property Address: 255 ECHO COVE RD

Mailing Address: SCHENKER ERIC B EMMA MARIE M
255 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0014
CAMA Number: 60-000-0014
Property Address: 245 ECHO COVE RD

Mailing Address: RUSSELL WAYNE SHEILA
245 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0028
CAMA Number: 60-000-0028
Property Address: 246 ECHO COVE RD

Mailing Address: MOLNAR ANDREW 2015 RVBL TR
MOLNAR NATASHA 2015 RVBL TR
246 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0029
CAMA Number: 60-000-0029
Property Address: 256 ECHO COVE RD

Mailing Address: MAY LISA E
256 ECHO COVE RD
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0030
CAMA Number: 60-000-0030
Property Address: 260 ECHO COVE RD

Mailing Address: 260 ECHO COVE HAMILTON REALTY
BASSOM NEIL J TRUSTEE
CARLIN MARY L TRUSTEE 260 ECHO
COVE RD
SOUTH HAMILTON, MA 01982





300 feet Abutters List Report

Hamilton, MA

June 01, 2023

Parcel Number: 60-0104
CAMA Number: 60-000-0104
Property Address: 54 BERRYWOOD LN

Mailing Address: SCHOLNICK ROBERT HEATHER
54 BERRYWOOD LN
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0125
CAMA Number: 60-000-0125
Property Address: 45 BERRYWOOD LN

Mailing Address: BLOMBERG MICHAEL A BLOMBERG
STEPHANIE
53 KING STREET
GROVELAND, MA 01834

Parcel Number: 60-0126
CAMA Number: 60-000-0126
Property Address: 7 ARABIAN WY

Mailing Address: NICKITOPOLOUS ARISTEDES N
NICKITOPOLOUS LOUISE I
7 ARABIAN WY
SOUTH HAMILTON, MA 01982

Parcel Number: 60-0140
CAMA Number: 60-000-0140
Property Address: 4 NORRIS RD

Mailing Address: BLINN NELSON C & JUDITH TRSTS
4 NORRIS RD
SOUTH HAMILTON, MA 01982



www.cai-tech.com

260 ECHO COVE HAMILTON RE
BASSOM NEIL J TRUSTEE
CARLIN MARY L TRUSTEE
260 ECHO COVE RD
SOUTH HAMILTON, MA 01982

JARA OSCAR A.
JARA ZUZANA
25 BERRYWOOD LN
SOUTH HAMILTON, MA 01982

RUSSELL WAYNE
SHEILA
245 ECHO COVE RD
SOUTH HAMILTON, MA 01982

BARTON GAIL L
SANDRA
271 ECHO COVE RD
SOUTH HAMILTON, MA 01982

MACKAY JOSEPH B
DRIESEN HELENE
265 ECHO COVE RD
SOUTH HAMILTON, MA 01982

SCHENKER ERIC B
EMMA MARIE M
255 ECHO COVE RD
SOUTH HAMILTON, MA 01982

BEILIN GEORGE
STEPHANIE
37 BERRYWOOD LN
SOUTH HAMILTON, MA 01982

MARTIN THOMAS P III
ANNE F
48 BERRYWOOD LN
SOUTH HAMILTON, MA 01982

SCHOLNICK ROBERT
HEATHER
54 BERRYWOOD LN
SOUTH HAMILTON, MA 01982

BLINN NELSON C & JUDITH T
4 NORRIS RD
SOUTH HAMILTON, MA 01982

MATTHEWS COREY
4 GILSON WAY
GLOUCESTER, MA 01930

SCHROOT THOMAS B
TRUSTEE 2021 REVO TRUST
36 BERRYWOOD LN
SOUTH HAMILTON, MA 01982

BLOMBERG MICHAEL A
BLOMBERG STEPHANIE
53 KING STREET
GROVELAND, MA 01834

MAY LISA E
256 ECHO COVE RD
SOUTH HAMILTON, MA 01982

FURNARI TATUM
GROSS WILLIAM
24 BERRYWOOD LN
SOUTH HAMILTON, MA 01982

MAY LISA E
272 ECHO COVE RD
SOUTH HAMILTON, MA 01982

GROSS TYLER R
SUSAN C
30 BERRYWOOD LN
SOUTH HAMILTON, MA 01982

MOLNAR ANDREW 2015 RVBL T
MOLNAR NATASHA 2015 RVBL
246 ECHO COVE RD
SOUTH HAMILTON, MA 01982

HALEY SUSAN
HALEY JASON
290 ECHO COVE RD
HAMILTON, MA 01982

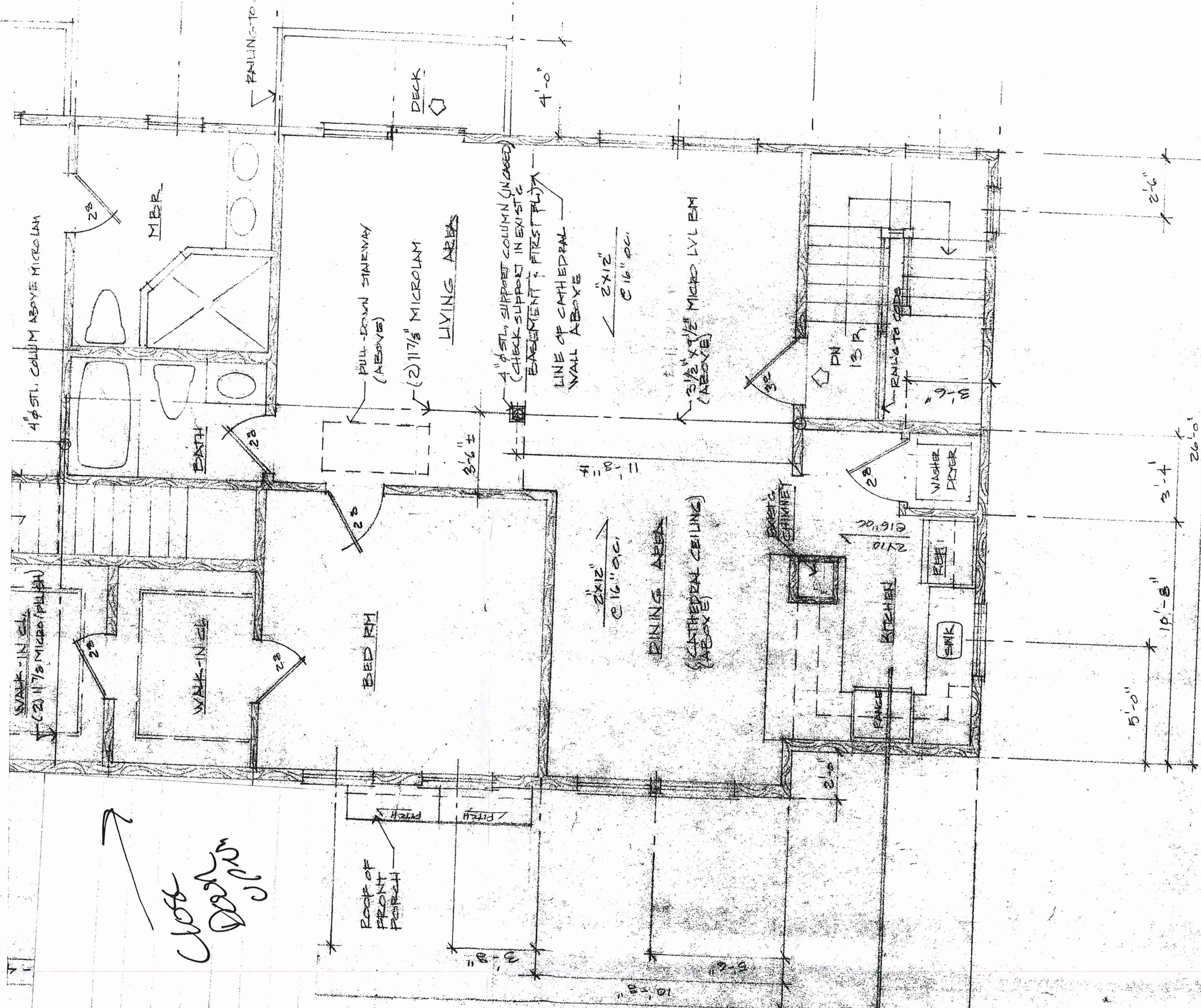
NICKITOPOLOUS ARISTEDES N
NICKITOPOLOUS LOUISE I
7 ARABIAN WY
SOUTH HAMILTON, MA 01982

HAMILTON TOWN OF
TOWN HALL
SOUTH HAMILTON, MA 01982

PACKARD KENNETH V & AMAND
43 BERRYWOOD LN
SOUTH HAMILTON, MA 01982

JAMES STEPHEN M INDIVIDUA
42 BERRYWOOD LN
SOUTH HAMILTON, MA 01982

PATTEN WILLIAM T
BEVERLY J
33 BERRYWOOD LN
SOUTH HAMILTON, MA 01982



Close Doors

This plan is from Building for 2002 Addition Files.