



Memorandum

To: ZBA Members

From: Richard Maloney

Date: September 3, 2025

Re: ZONING CASES – SEPTEMBER 3, 2025

62 PINE TREE DRIVE – Finding – The applicant proposes to add a second floor above the existing structure (same footprint). The lot and structure are pre-existing, non-conforming. This requires a Finding under Section 5.3.4 of the Hamilton Zoning Bylaw

505 BAY ROAD – Finding – The applicant is seeking to amend a previous decision by eliminating the **owner-occupied** provision (Condition 1, of previous decision).

On a side note: the State has made efforts to create housing and remove restrictions, the new ADU regulations are an example, owner occupied provisions for these are not allowed anymore for the primary unit and the ADU.

42 Maple Street – Special Permit – The applicant is seeking a Special Permit under section 5.5.1.3 to demolish an existing non-conforming dwelling and accessory structures (no frontage, undersized lot) and rebuild bigger than the original footprint.

- A revised plot plan has been submitted showing the bulkhead having a 20' rear setback. The rear deck is still not shown on the revised plot plan.