



Town of Hamilton  
Zoning Board of Appeals  
Meeting Minutes of December 4, 2024

Pursuant to the Open Meeting Law, MGL Chapter 30 A, §§ 18-25, written notice posted by the Town Clerk delivered to all Zoning Board of Appeals members, a meeting of the Hamilton Zoning Board of Appeals was posted for December 4, 2024 at 7pm. This meeting was held via Zoom only.

**Call to order:** *With a quorum present, Chair Gingrich called the Zoning Board of Appeals meeting to order at 7:00 PM, identified the meeting was being recorded and those present:* Bruce Gingrich (Chair), Steven Derocher, David Perinchief, Andrea Philip. Not present: Michael Madden (alternate). Others Present: Mark Connors, Director of Planning.

**Regular Business:**

- **Draft Meeting Minutes Review –September 4, 2024, October 2, 2024, November 6, 2024**

**Vote:** *The Zoning Board of Appeals voted unanimously by roll call to approve the minutes of September 4, 2024.*

- **Updates from the Chair:**

Chair Gingrich asked the Board to think about the new Accessory Dwelling Unit (ADU) regulations issued by the State. He noted that there are the State guidelines and Town bylaws, regarding ADUs, to consider. He suggested the Board contribute to creating guidelines to control the size and structure of ADUs relative to the new state guidelines. He observed a living space is one component, but structures that are not regulated may also be added, i.e. a porch, which can significantly add to the size of the unit. S.Derocher stated that the guidelines could require the ADU look like an accessory structure and not like a guest house, and such limitations should be included in the bylaws. Chair Gingrich asked the Board to consider the issues and requirements that might be enacted. S.Desrocher mentioned the ZBA has broad latitude in terms of keeping structures within the spirit of the guidelines. He also noted the ZBA would need to work with other boards, specifically the Planning Board. Chair Gingrich asked the board members to email him their ideas on ADUs, which he will compile and share with the Planning Board for further discussion in the future.

There will be no ZBA meeting in January.

**Adjournment:** **Vote:** *The Zoning Board of Appeals voted unanimously by roll call to adjourn at 7:24PM.*

**Documents:**

- September 4, 2024, October 2, 2024, November 6, 2024 Draft Minutes

*Respectfully submitted by D. Pierotti, Recording Secretary, 12/16/24.  
The minutes were prepared from video.*