



Town of Hamilton
Zoning Board of Appeals
Meeting Minutes of March 6, 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 March 6, 2024 at 7pm in Memorial Hall, 577 Bay Road. This meeting was held in person (and was accessible by Zoom as a courtesy for the public).

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, Andrea Philip. Not present: David Perinchief (Associate member). Also Present: Patrick Reffett, Director of Planning and Inspectional Services, and others as noted.

PUBLIC HEARING: The application is for the property owned by Brian & Jessica Doherty, for the property located at 2 Beech Street, Assessor's Map 66, Lot 03. Applicants are seeking a Finding under Zoning Bylaw Section 5.3.4.5 for dimensional relief in order to reconstruct and extend a front porch with side stairs, and extend front roof, on a nonconforming lot and non-conforming structure.

Attorney Bill Heney, Beverly, explained the proposed additions to the property are minimal and will not be substantially more detrimental than the existing non-conforming structure on the lot. The architect and engineer were also present. The house is a 1940's ranch on a small lot with a pathway for public access to Chebacco Lake. The homeowners chose to not build in height, but rather to expand the ground floor, in keeping with the neighborhood and the lake setting. The new encroachment will only increase by 3 inches and will not be discernable to most people. David Kelly, the engineer, noted that the work on the house has been approved by the Conservation Commission.

S. Derocher stated for the record, he currently has business in Attorney Heeney's office and he will confirm whether conflict of interest paperwork needs to be filed.

Vote: *The Board voted unanimously to allow the request from 2 Beech Street under Bylaw section 5.3.4.5 based on the information presented.*

PUBLIC HEARING: The application is for the property owned by Michael & Lindsay Syer, for the property located at 22 Lincoln Avenue, Assessor's Map 47, Lot 46. Applicants are seeking a Finding under Zoning Bylaw Section 5.3.4.5 for dimensional relief from front set-back requirements.

The homeowner/applicant Michael Syer cited the need for more space for their growing family and are looking to build an addition on their home that will allow them to stay in the home over time. Derek Wolzack from Wolzack Design & Build spoke about the addition, designed to add a bedroom and bathroom. The goal is to add something that fits in with the neighborhood, and that looks like it has always been part of the house. The house is from approximately 1907, and it is within 10 feet of the 25 foot setback. What they are proposing is less non-conforming, it will be 18 feet from the setback on the front corners. The neighbors are supportive of what the homeowner is proposing to do.

Chris Baker, 2 Spring Ave. would like to see the project go forward, but requested the site lines moved to conform with his property.

Vote: *The Board voted unanimously to allow the request from 22 Lincoln Ave under Bylaw section 5.3.4.5 based on the information presented.*

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Regular Business:

Updates from the Chair – The Chair noted he may have to recuse himself from an upcoming meeting due to a conflict of interest.

Meeting Minutes – September 6, 2023, August 2, 2023, February 7, 2024

Vote: The Board voted unanimously to approve the minutes of September 6, 2023, August 2, 2023, and February 7, 2024.

Adjournment:

Vote: The Zoning Board of Appeals voted unanimously to adjourn at 7:32PM.

Respectfully submitted by

D. Pierotti, Recording Secretary

3/13/24

The minutes were prepared from video.