

**APPLICATION CHECK SHEET
HAMILTON ZONING BOARD OF APPEALS**

SPECIAL PERMIT

8 copies of all Materials. Refer to Instruction Sheet.

5.3.4.5

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

Special Permit Requested. Check all that apply.

District:	Type Use:
<input checked="" type="checkbox"/> Residential District	<input type="checkbox"/> Residential _____
<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:

- 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:

- 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: 3/1/2022

Applicant Name: Warren Brown

Applicant Address: 156 Gregory Island Road

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

Owner seeks to raze existing non-conforming (side setback) structure and construct new home that will add additional area in side setback. The lot is undersized for the zoning district.

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

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

The home's footprint is being slightly expanded for living space and to add a one-car garage. Only a small amount of new footprint will be within the side setback. The proposed home meets all other aspects of the zoning bylaw.

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

The lot has a 3-bedroom septic system and town water.


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

The use will remain single-family residential. The house meets the other setbacks and height limit. The house will be larger than the existing cottage but in-keeping with other remodeled/newer homes in the area.

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: Gregory Island Rd - no change to the road for vehicles or pedestrians. Proposed home will provide additional off-street parking than current home.

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

Signec:  _____
Address: 156 Gregory Island Rd _____
Hamilton, MA _____
Phone: 781-742-4841 _____

The use will remain residential single-family. While the new home is larger than the existing, it meets all other aspects of the zoning bylaw.

**TOWN OF HAMILTON
ZONING BOARD OF APPEALS**

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

Date Submitted: 3.1.2022

Applicant Name: Warren Brown Phone: 781-742-4841

Applicant Address: 156 Gregory Island Rd

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)
- 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: +/- 11,500sf

State Briefly what structures are on the property:

Existing 1.5 story cottage with deck. 58 sf of the current footprint is in the side setback

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

Raze existing cottage and construct new home. New home to have similar size footprint plus a new, attached one car garage. An additional 9 sf will extend into the setback.

State whether any petition as to the said premises has been submitted to this Board within the last five years. If so, give details: No

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

No

Signed:  _____

Address: 156 Gregory Island Rd
Hamilton, VT _____

Phone: 781-742-4841 _____

CHEBACCO LAKE



PLAN OF LAND
IN
HAMILTON, MASS.

SCALE: 1"=20'
DATE: MARCH 1, 2022



I CERTIFY THAT THIS HOUSE IS LOCATED ON THE GROUND AS SHOWN.
I FURTHER CERTIFY THAT THIS HOUSE DOES NOT LIE WITHIN A FLOOD
HAZARD AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE
MAP COMMUNITY PANEL #25009C 427F EFFECTIVE DATE: 07/03/2012

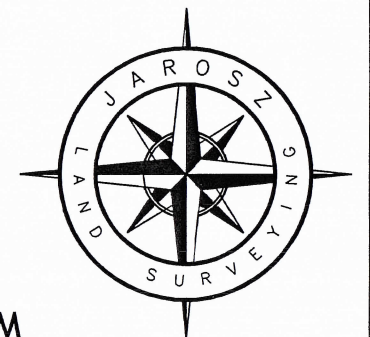
DATE: MARCH 1, 2022



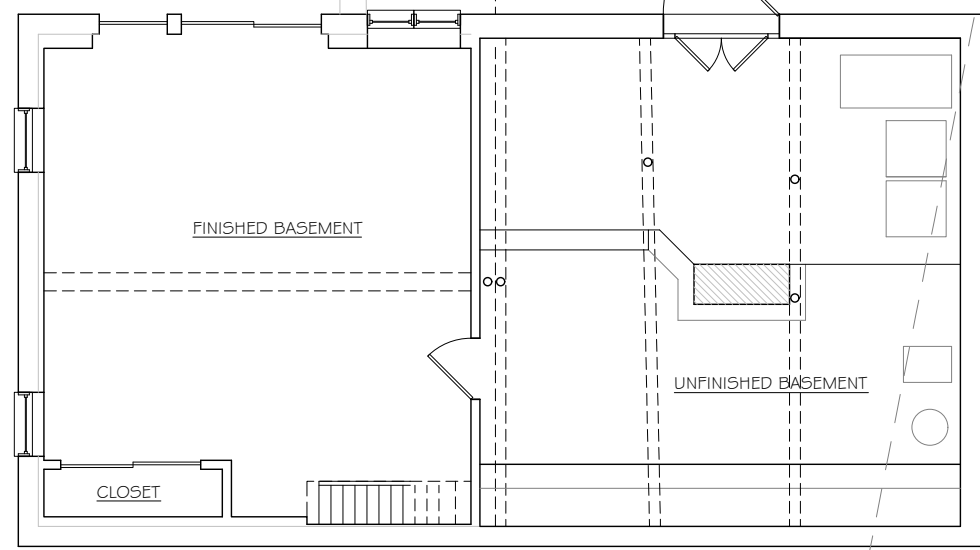
OWNERS:
Warren Scott Brown
#156 Gregory Island Road
Map 60 Lot 56

Deed Reference
Bk. 40565 Pg. 321
Essex South District
Registry of Deeds

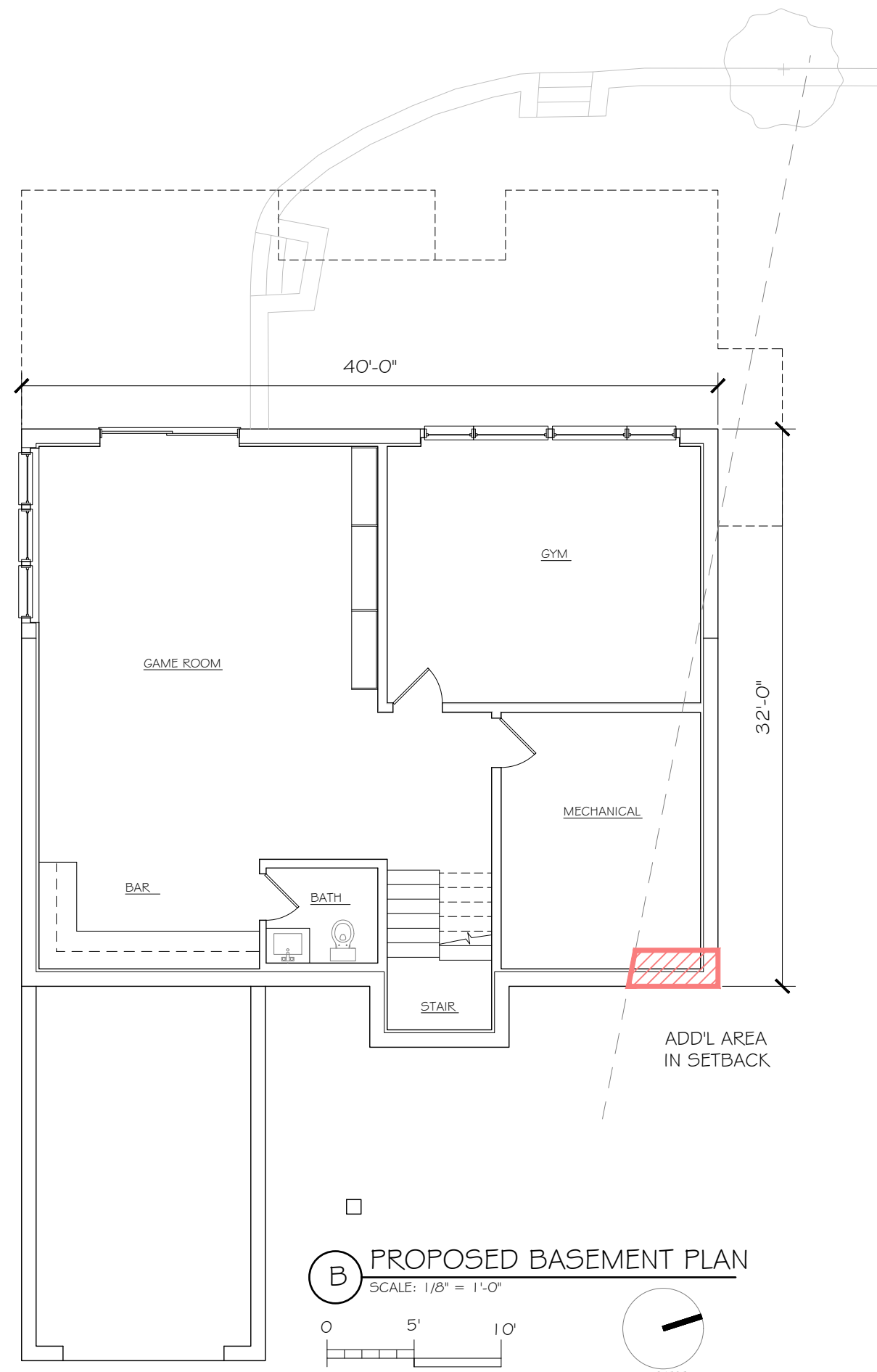
JAROSZ LAND SURVEYING
3 MILL STREET
MANCHESTER, MA. 01944
jj1717@comcast.net
Phone: (781)-710-8484
JAROSZLANDSURVEYOR.COM



NOTE:
FLOOD INSURANCE MAP #25009C 427F EFFECTIVE
DATE 07-03-2012 SHOWS CHEBACCO LAKE AS
(ZONE A) NO 100 YEAR FLOOD ELEVATION SHOWN.



A EXISTING BASEMENT PLAN
 SCALE: 1/8" = 1'-0"
 PROJECT NORTH



B PROPOSED BASEMENT PLAN
 SCALE: 1/8" = 1'-0"
 PROJECT NORTH

bds design inc
 254 bay road
 hamilton, ma 01982
 p 978.530.4705
 www.bdsdesigninc.com

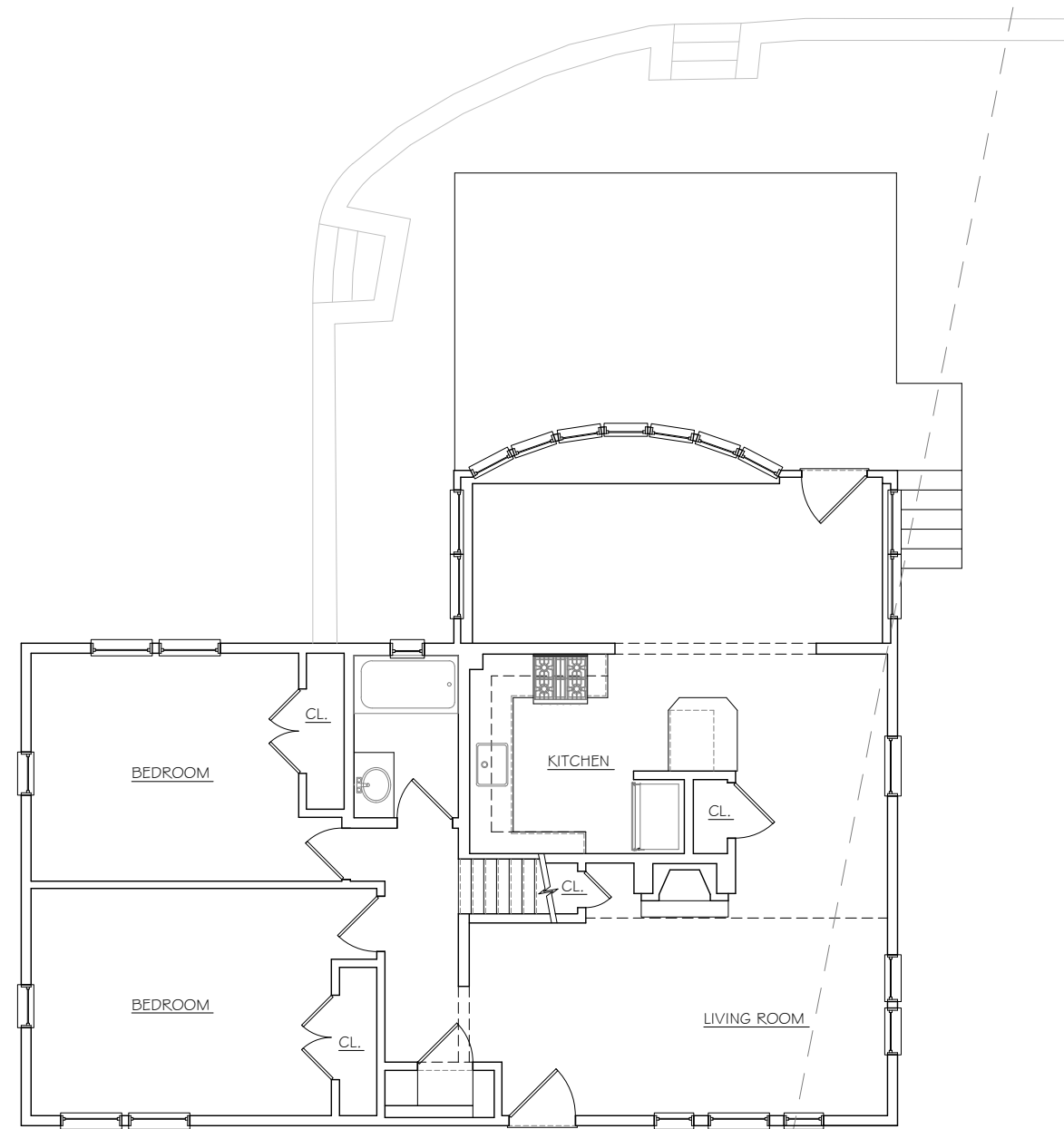
**BROWN
 RESIDENCE**
 156 Gregory Island Road, Hamilton, MA 01982

REV.	

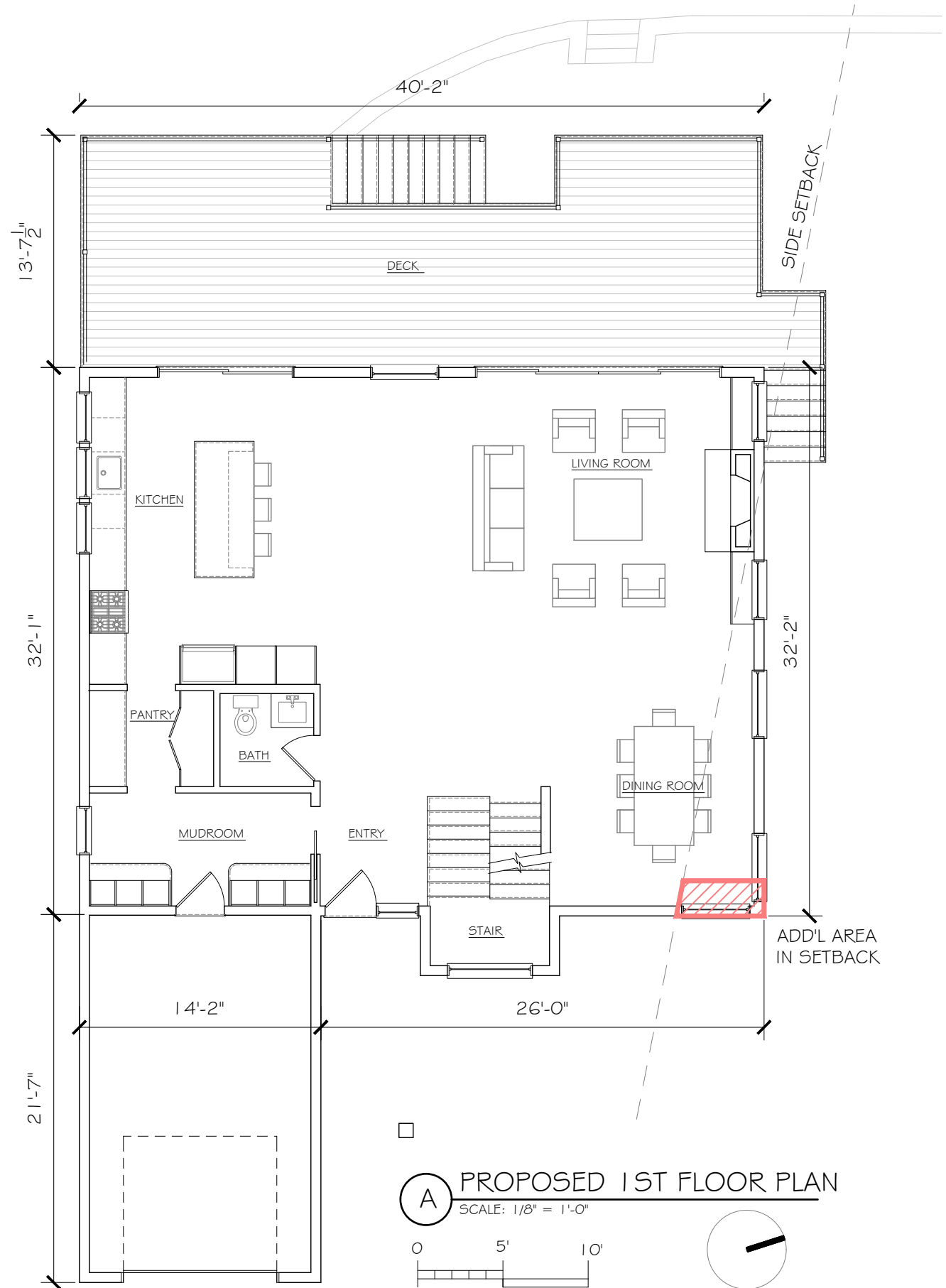
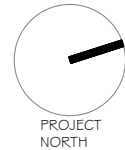
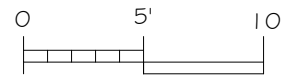
ZBA - 3/1/2022
 EXISTING & PROPOSED
 BASEMENT PLAN

SCALE:	
JOB NO.:	
FILE:	
DRAWN:	
CHECKED:	
SHEET NO.:	

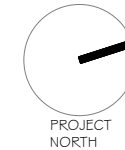
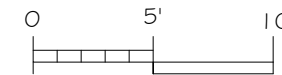
A1



A EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



A PROPOSED 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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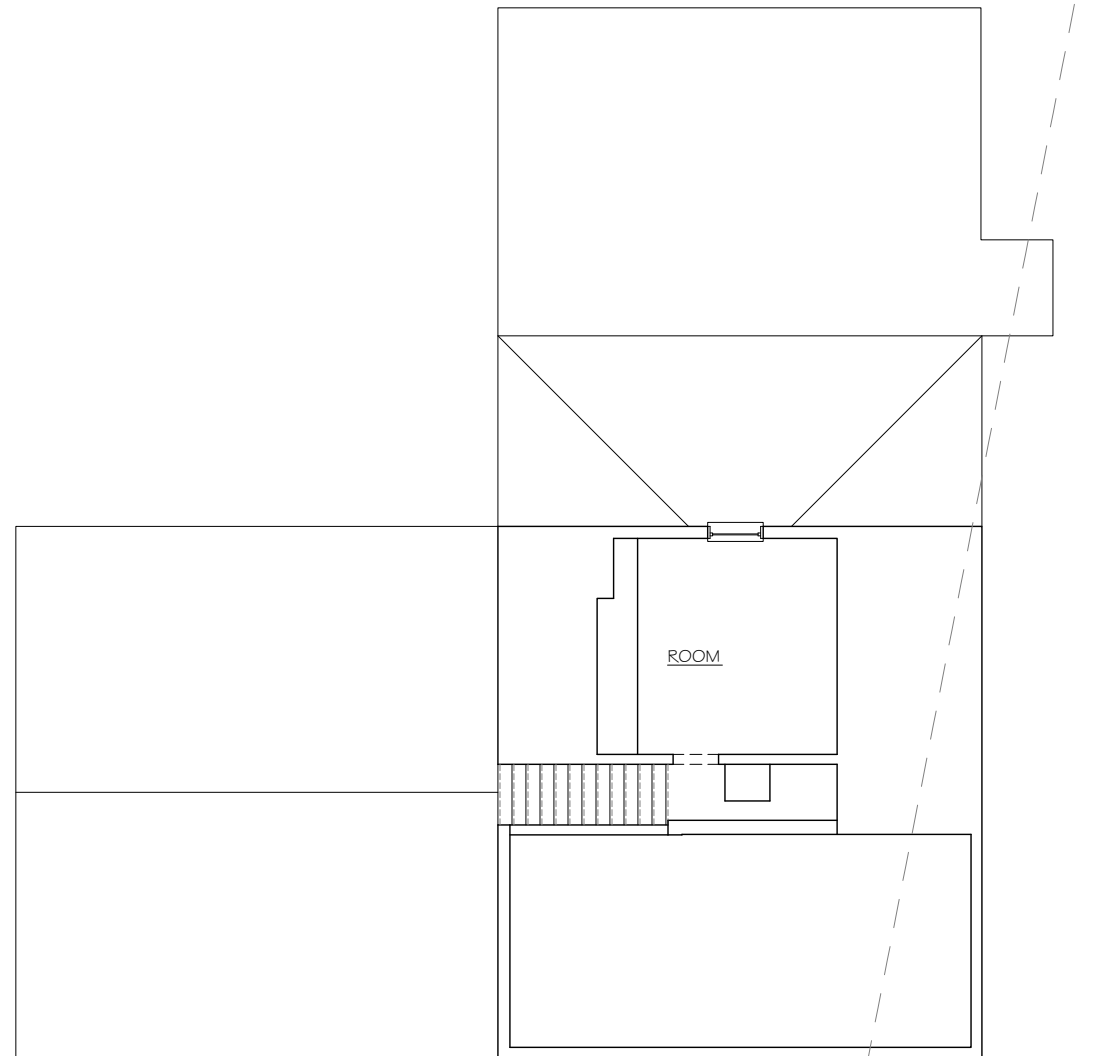
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REV.	

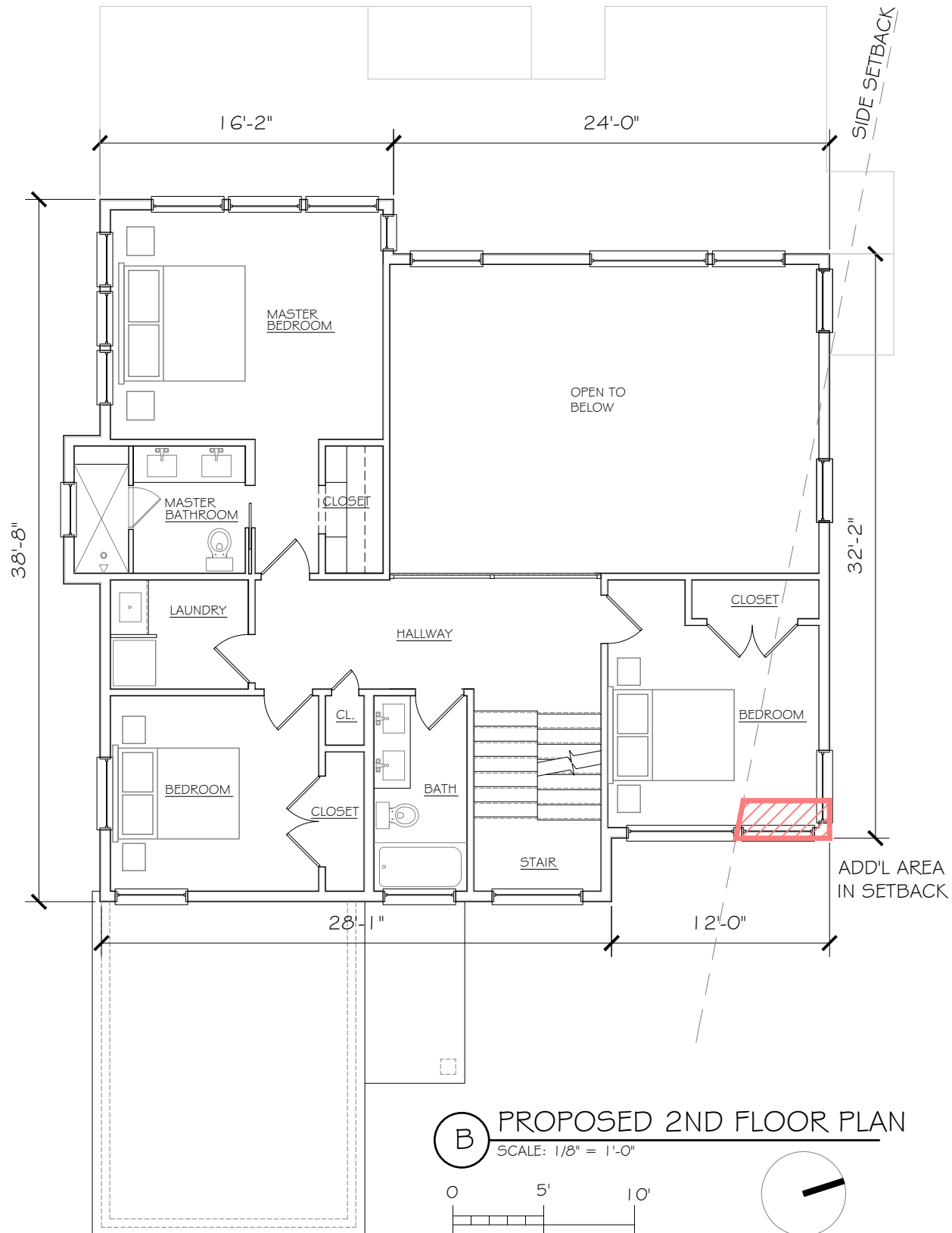
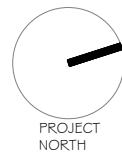
ZBA - 3/1/2022
**EXISTING & PROPOSED
FIRST FLOOR PLAN**

SCALE:	
JOB NO.:	
FILE:	
DRAWN:	
CHECKED:	
SHEET NO.:	

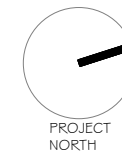
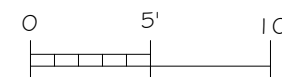
A2



A EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



B PROPOSED 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



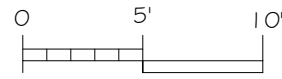
REV.	

SCALE:	
JOB NO.:	
FILE:	
DRAWN:	
CHECKED:	
SHEET NO.:	

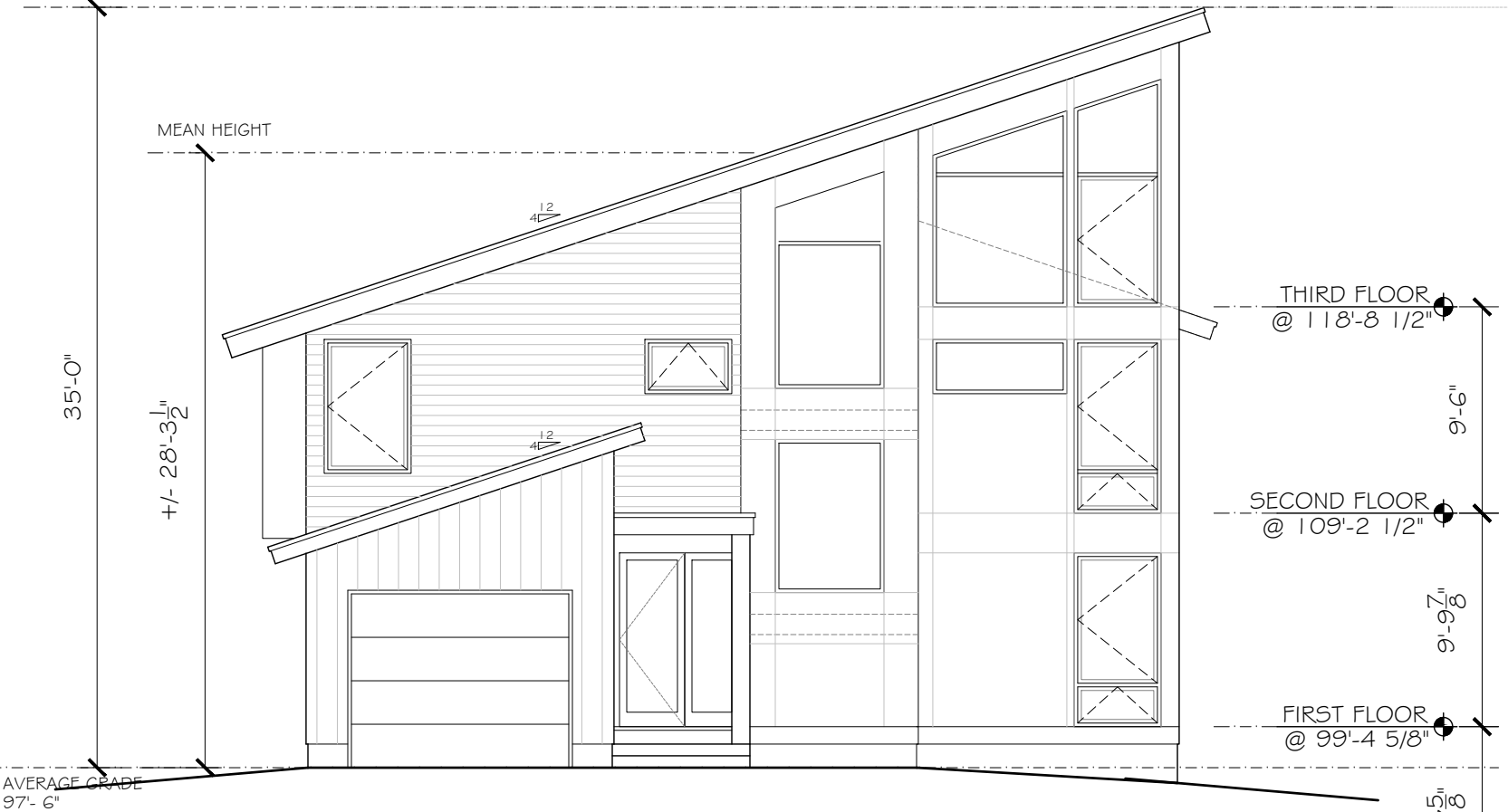


(A) EXISTING FRONT/EAST ELEVATION

SCALE: 1/8" = 1'-0"

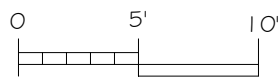


MEAN HEIGHT RESTRICTION
132'-6"



(B) PROPOSED FRONT/EAST ELEVATION

SCALE: 1/8" = 1'-0"



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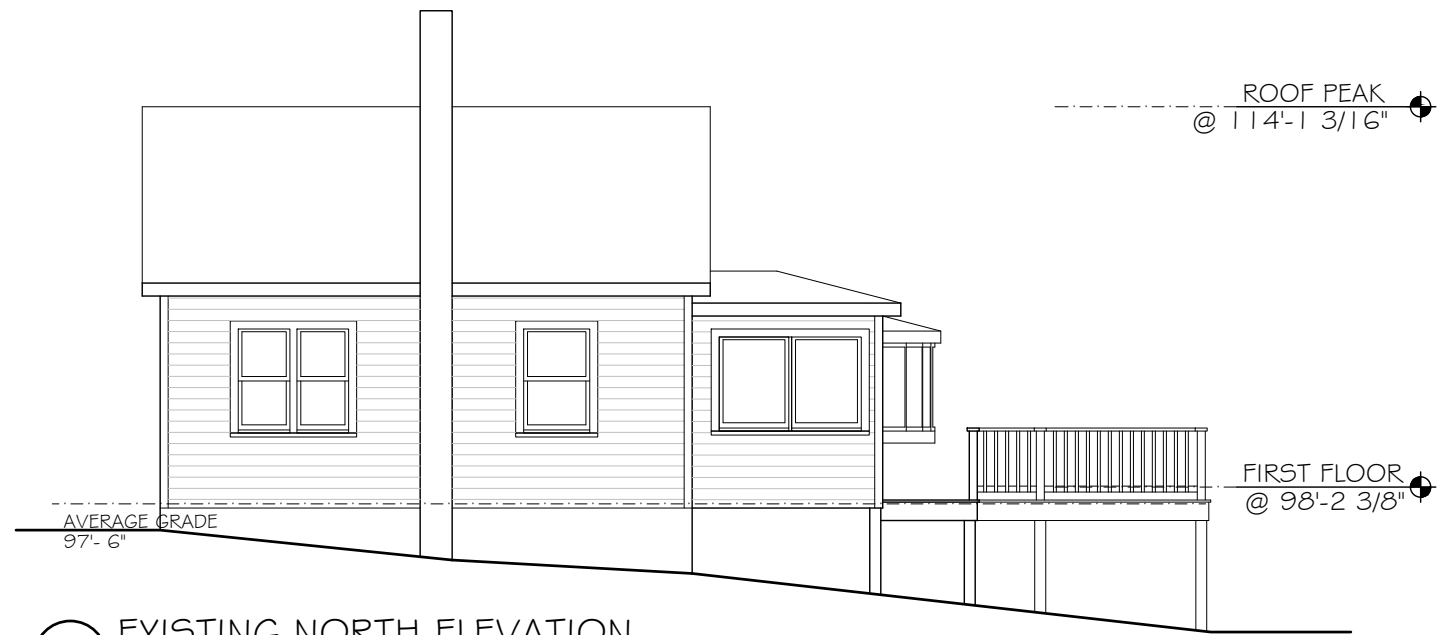
REV:

ZBA - 3/1/2022

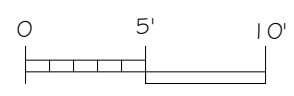
EXISTING & PROPOSED
FRONT ELEVATIONS

SCALE:
JOB NO:
FILE:
DRAWN:
CHECKED:
SHEET NO:

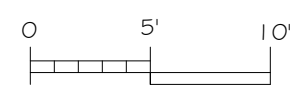
A4



(A) EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



(B) PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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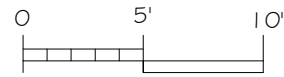
REV.	

ZBA - 3/1/2022
**EXISTING & PROPOSED
FRONT ELEVATIONS**

SCALE:	
JOB NO:	
FILE:	
DRAWN:	
CHECKED:	
SHEET NO:	

A5

A EXISTING REAR/WEST ELEVATION
SCALE: 1/8" = 1'-0"



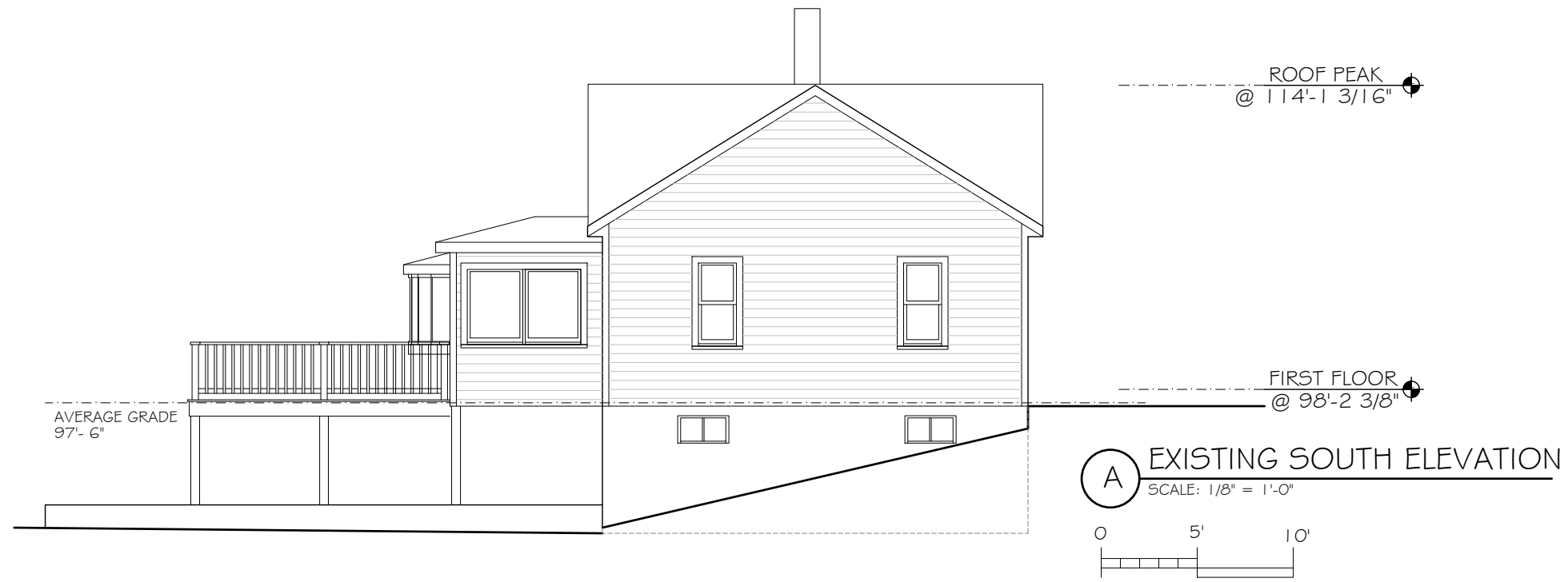
B PROPOSED REAR/WEST ELEVATION
SCALE: 1/8" = 1'-0"



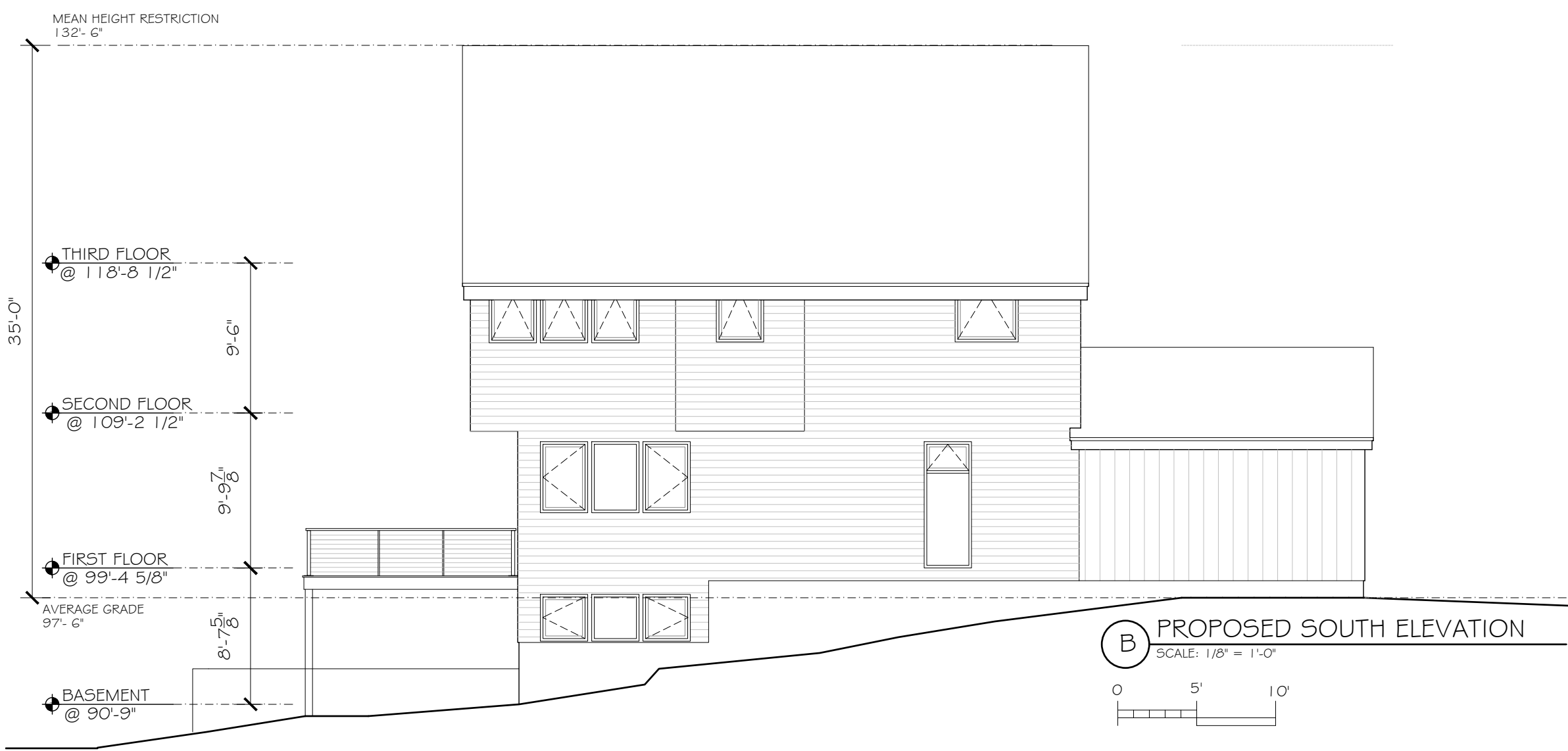
REV.	DESCRIPTION

ZBA - 3/1/2022
EXISTING & PROPOSED
REAR ELEVATIONS

SCALE:	
JOB NO:	
FILE:	
DRAWN:	
CHECKED:	
SHEET NO:	



(A) EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



(B) PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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REV.	
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ZBA - 3/1/2022
EXISTING & PROPOSED
SIDE ELEVATIONS

SCALE:	
JOB NO:	
FILE:	
DRAWN:	
CHECKED:	
SHEET NO:	

A7