

Notice of Public Hearing

Town of Hamilton Zoning Board of Appeals

A Public Hearing will be held on Wednesday, May 4, 2022, at 577 Bay Road, Hamilton, MA, Town Hall, Memorial Room, and via Zoom, to commence at 7:00 PM. Application is for the property owned by Michael & Marisa Howard, located at 17 Arlington Street, Assessor's Map 55, Lot 322. Applicant is seeking approval for a Special Permit: Zoning Bylaw 5.5.1.3 Reconstruction after Catastrophe or Demolition to demolish existing garage and construct a new garage. A copy of the complete application is available for review in the Building Department during the regular hours of operation of the Town Hall.

William Bowler, Chair

paid \$ 75
check # 393

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) 5.5.1.3

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:

- 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

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

Date Submitted: ~~3/16~~ 3/16/2022

Applicant Name: Michael Howard Phone: 978-857-8331

Applicant Address: 17 Arlington St

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: Same

Owner of property if different from Applicant noted above: Same

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: Residential

Existing Lot Size: 8,050 square feet

State Briefly what structures are on the property:

Dwelling + detached garage

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

Remove garage + replace with 12x18 ft shed. Location of shed would be more conforming on back property line + slightly less conforming on eastern property line (5 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:

NO petitions in last 5 years.

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

N/A

Signed: Michael Howard

Address: 17 Arlington St

Hamilton 01982

Phone: 978-857-8331

Email: mhoward1008
at gmail.com



**TOWN OF HAMILTON
ZONING BOARD OF APPEALS**

**REQUEST FOR FINDINGS OF FACT
PERMIT OR SPECIAL PERMIT**

Date Submitted: 3/16/2022

Applicant Name: Michael Howard

Applicant Address: 17 Arlington Street

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

Looking to tear down dilapidated garage (on slab) in NE corner of lot and replace with smaller shed for storage of tools + other items. Shed would be moved off back property line but closer to property line on east. State how or why the proposed use would be in harmony with the general purpose and intent of the Zoning By-Law:

while the proposed use would be non-conforming, it would be more conforming than the current garage which sits on top of back property line. Lot is not large enough to be brought into conformity.

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

There is no other location on the property that is viable for a shed of this size. Larger garage current sits in same location.

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

Shed will not have plumbing + site has suitable soil. I will be grading the property prior to installing the shed.

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

The shed will be an upgrade to the neighborhood as the current garage is in dire need of repair and is an eye sore.

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: _____

Shed will be in the deepest part of property, well off street.

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

shed will be used for storage only, No water/heat/
electrical.

Signed: Mehul Gaur

Address: 17 Arlington Street
Hamilton, 01982

Phone: 978-857-8331

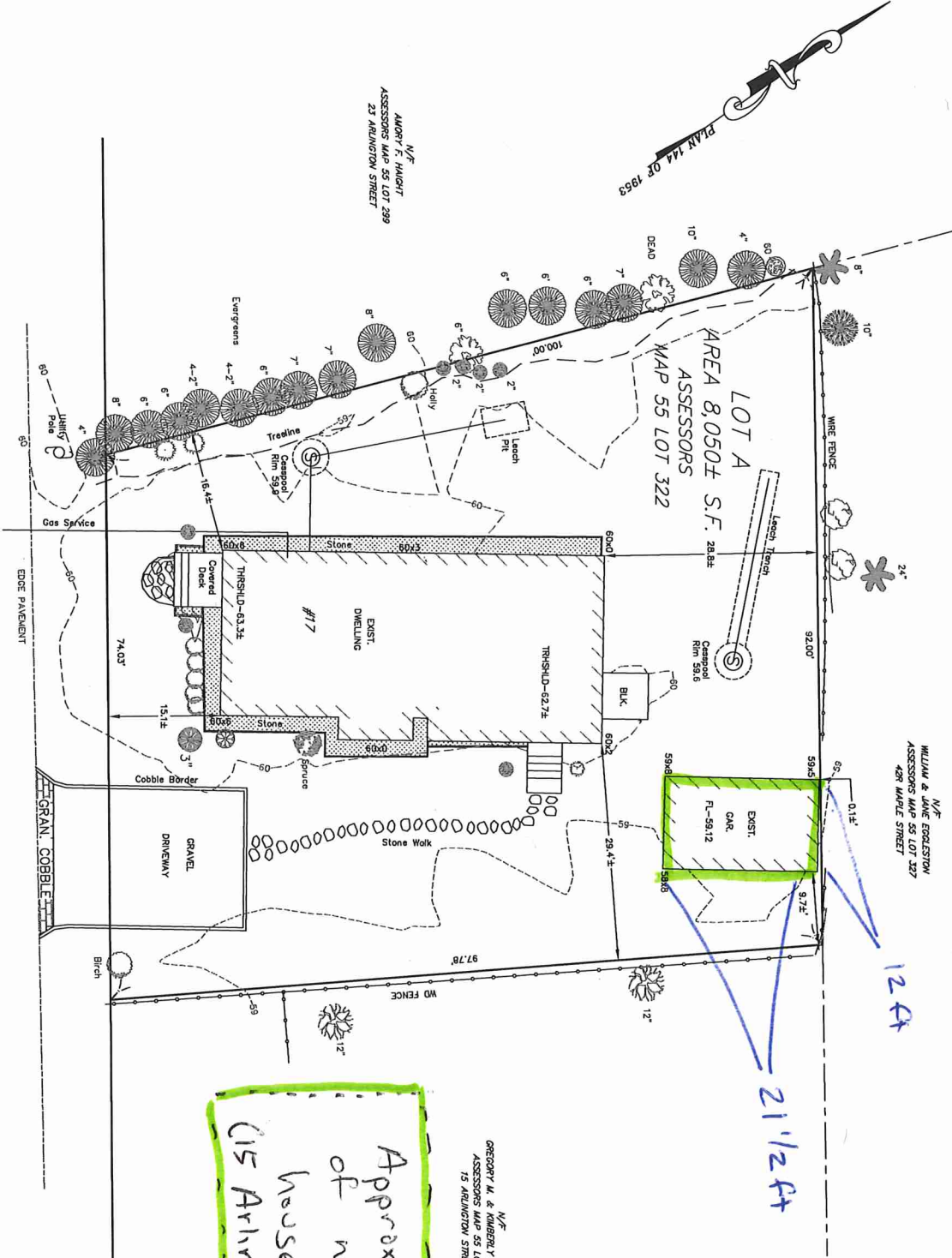
Current

PLAN 144 OF 1953

N/F
AUGUST H. HANOUT
ASSESSORS MAP 55 LOT 289
23 ARLINGTON STREET

N/F
WILLIAM & JANE EGGLESTON
ASSESSORS MAP 55 LOT 327
43R WAILE STREET

N/F
GREGORY M. & KATHERINE S. WETTER
ASSESSORS MAP 55 LOT 323
19 ARLINGTON STREET



ARLINGTON STREET
(40' RIGHT OF WAY)

SITE DATA:
OWNER: MICHAEL & MARGA A. HOWARD
17 ARLINGTON STREET
HAMILTON, MA 01936
DEED REF: PLAT 114 OF 1953
PLAT 114 OF 1953
ASSESSORS MAP 55 PARCEL 322

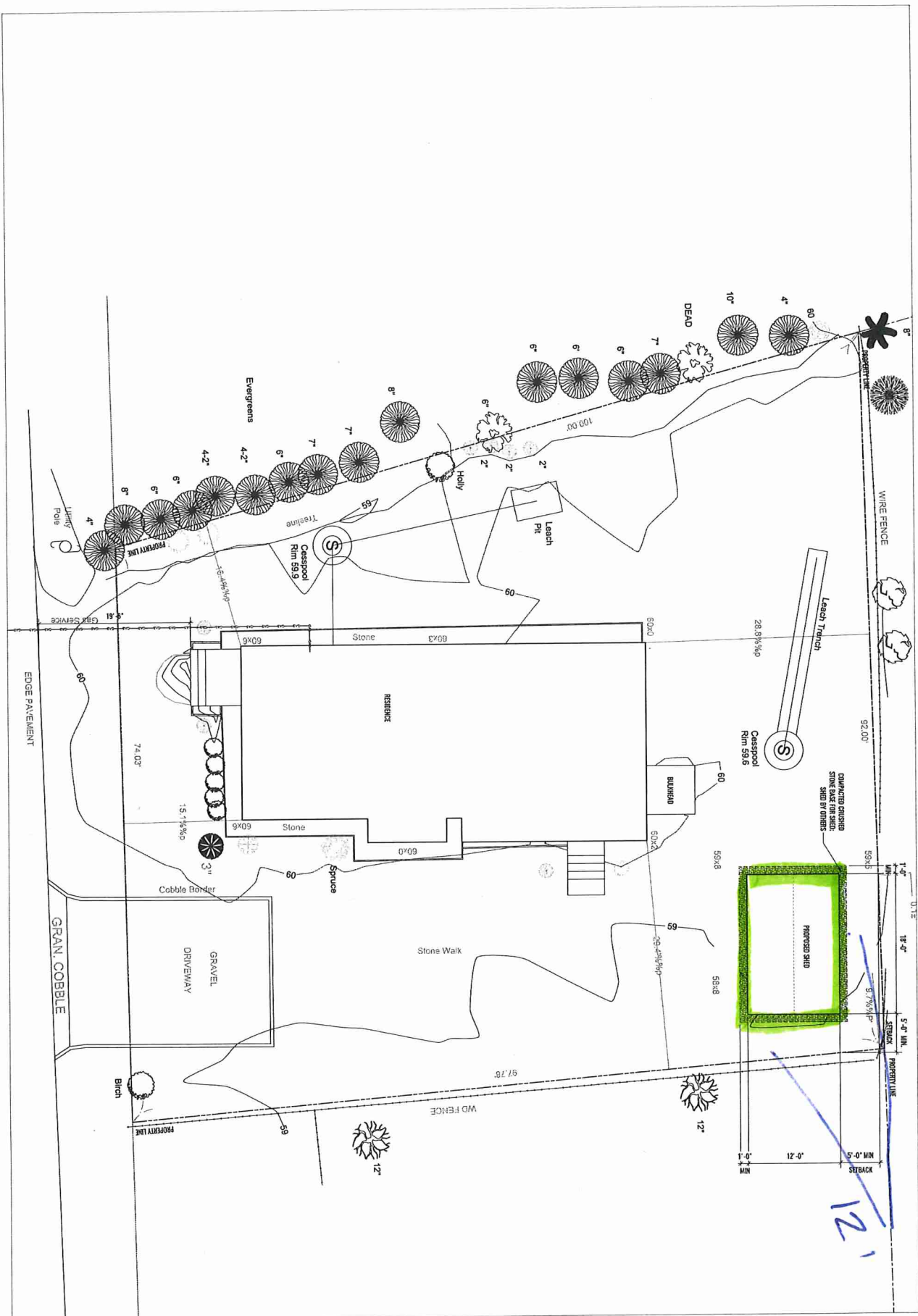


SITE PLAN
17 ARLINGTON STREET
HAMILTON, MASSACHUSETTS
SCALE: 1" = 10'
DATE: JAN. 23, 2021
GEORGE J. ZAMBOURAS, P.E.
17 NOBLE HILL ROAD - BEVERLY, MA 01915

Proposed

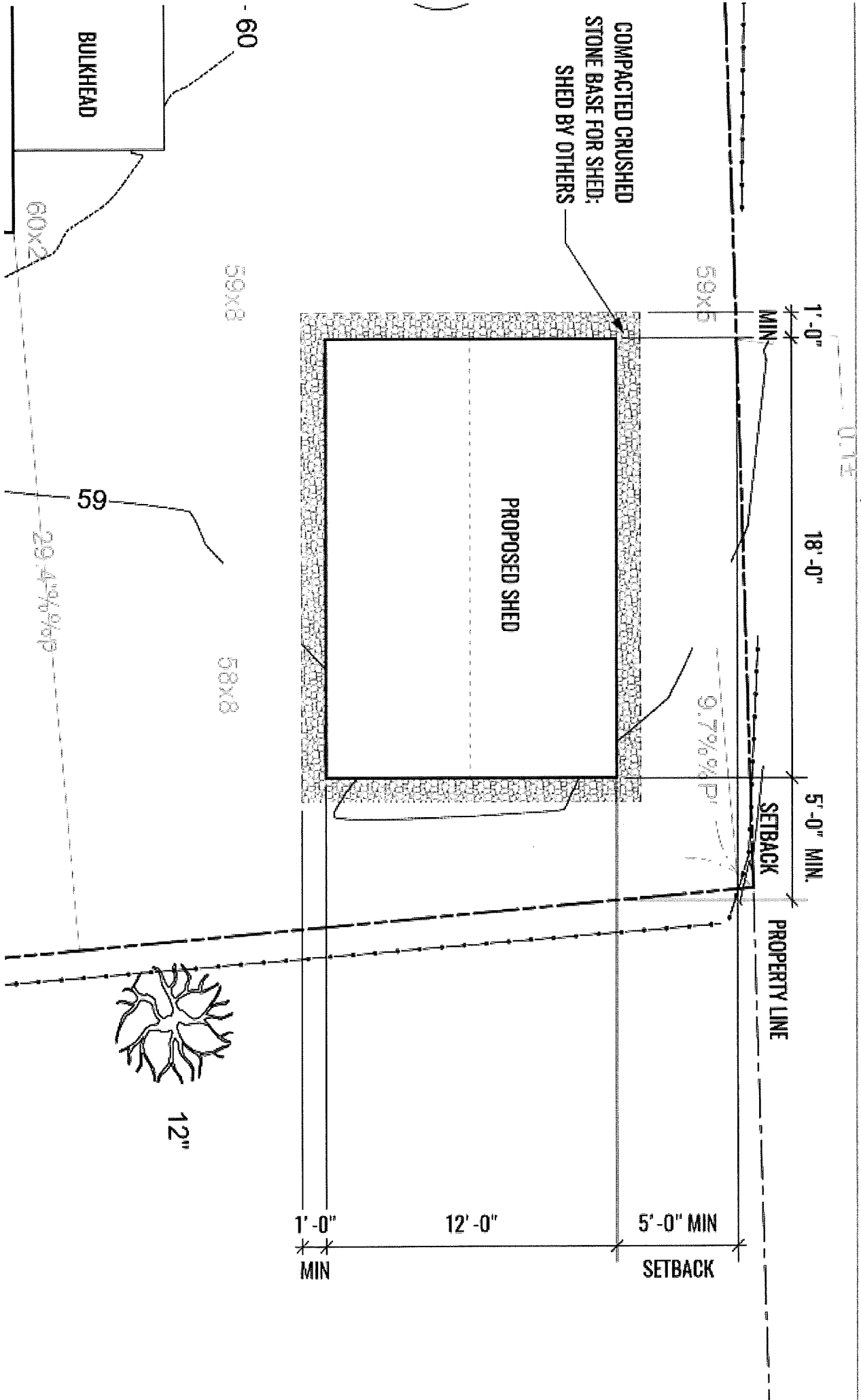
18'

12'



<p>CLIENT MAYHEW & MORGAN HOLDING</p> <p>LANDSCAPE ARCHITECT & CONTRACTOR SCOTT LANDSCAPERS, INC.</p> <p>SITING GEORGE ZAMBONINO, P.E.</p>	<p>17 ARLINGTON STREET</p> <p>HAMILTON, MA</p>	<p>DATE 12/0</p> <p>SHEET LAYOUT PLAN</p>
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Enlarged Proposal



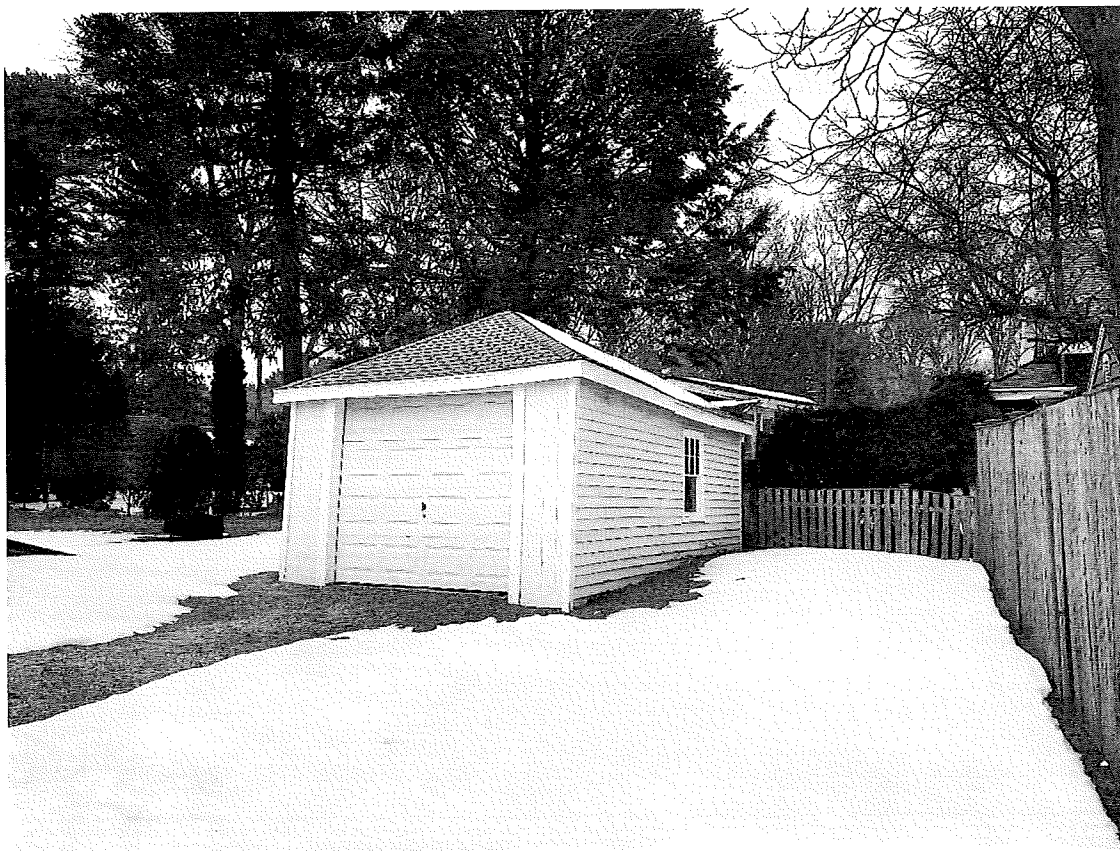
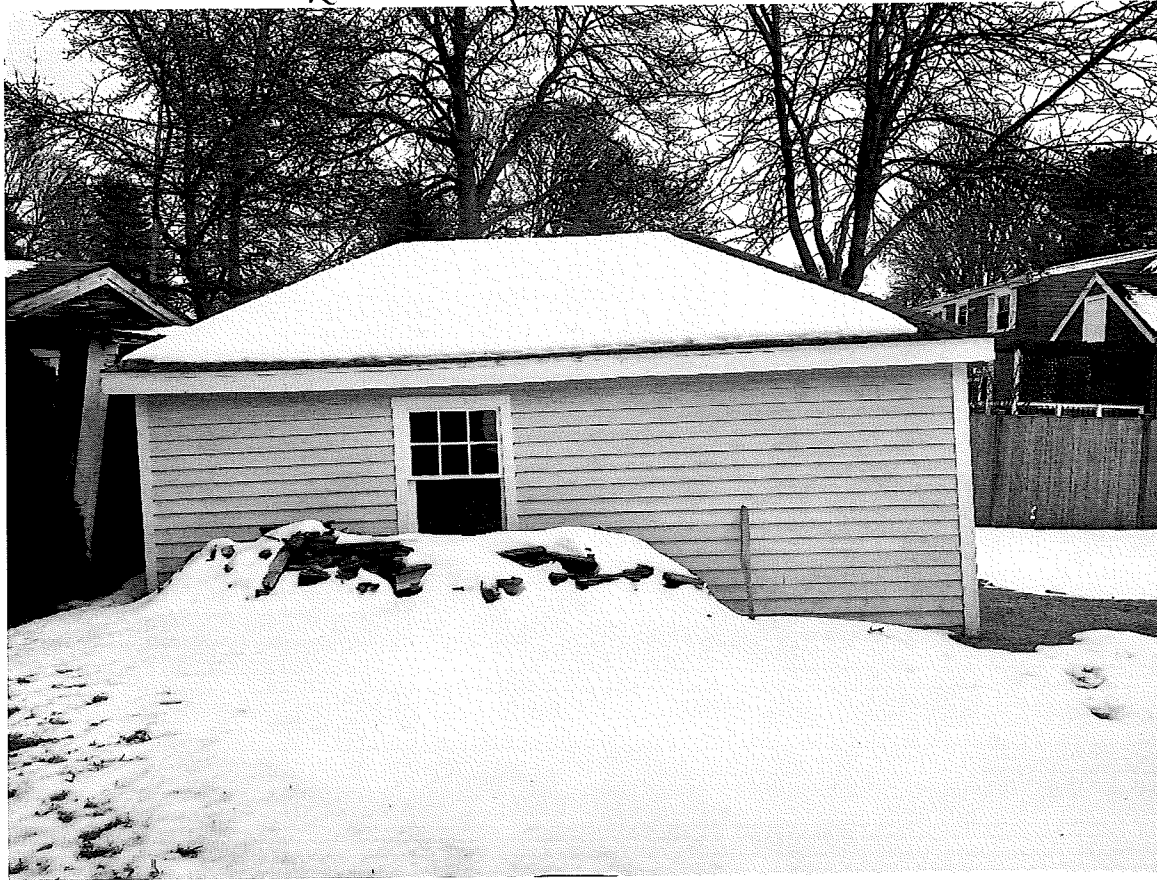


Existing structure to be replaced

Dwelling at 12 Maple

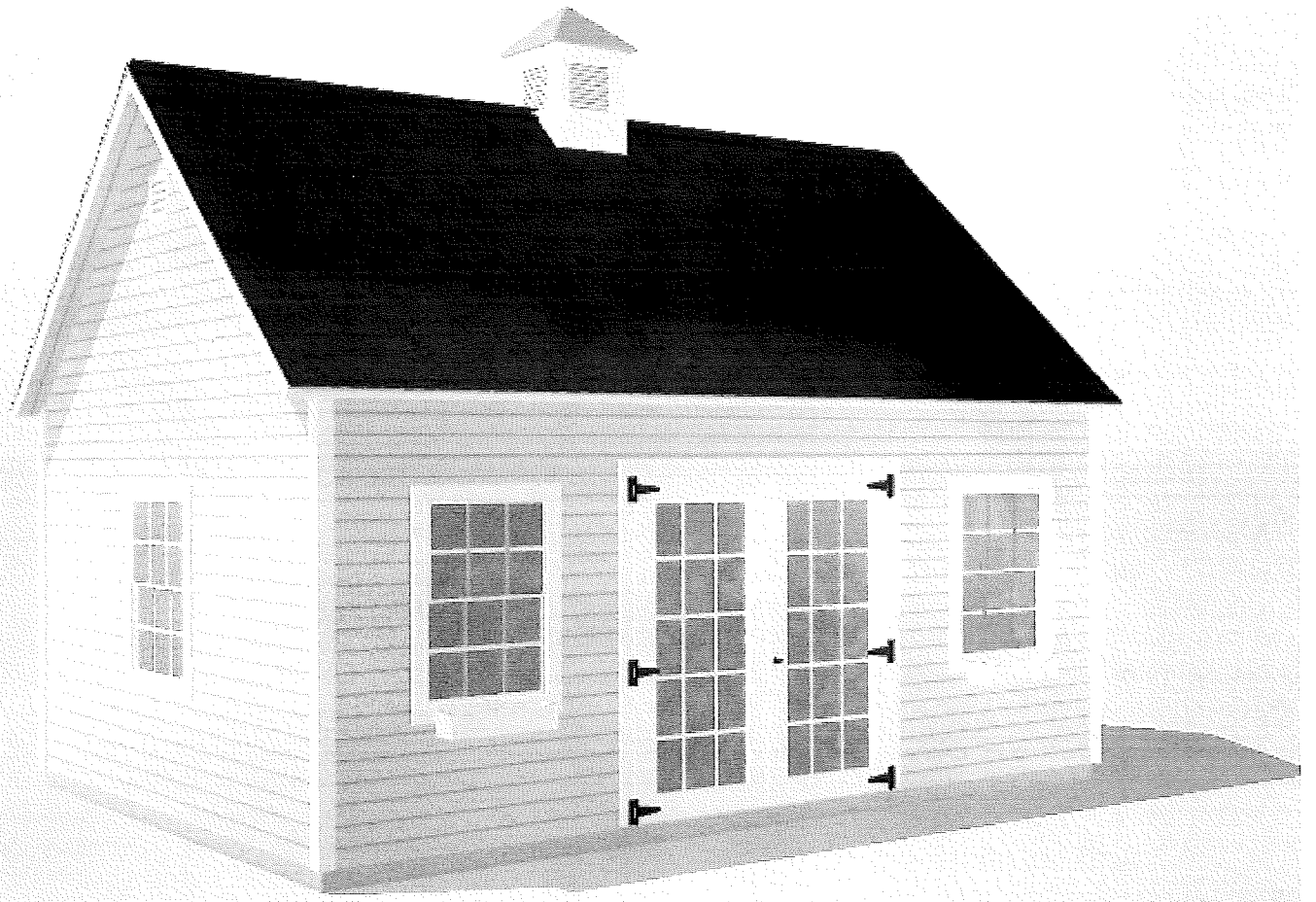
Dwelling at 15 Arlington

Existing Structure



Existing Structure





Lexington
12x18

Proposed Structure

Hamilton Zoning Board of Appeals
577 Bay Road
Hamilton, MA 01936

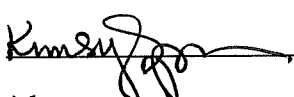

Dear Hamilton Zoning Board of Appeals:

As the property owner of 15 Arlington Street, I am an abutter to 17 Arlington Street. I understand that the owners of 17 Arlington Street wish to replace the current garage on their property with a new 12x18 ft shed.

The existing structure is badly in need of repair and does not appear structurally sound. The proposed changes will make both their property and mine more desirable. I welcome its replacement.

I have reviewed the proposed plans in detail, and I understand that the request includes moving the new structure within five feet of my property line. I am fine with this proposal. The proposed structure and its location on the property would not have any negative impact on my property or on the neighborhood.

Sincerely,

Signature:		
Name:	<u>Kimberly Meyer</u>	<u>Gregory Meyer</u>
Date:	<u>3/16/2022</u>	<u>3/16/2022</u>
Address:	<u>15 Arlington St, S. Hamilton</u>	

Proposed Structure Specs



POSTWOODWORKING.COM



1-866-PWI-SHED (794-7433)



163 KINGSTON ROAD, DANVILLE, NEW HAMPSHIRE 03819

Estimate

Date		Estimate #	
5/14/2021		[REDACTED]	
Name / Address	Ship To	Phone	
Michael Howard Hamilton, MA 01982	Michael Howard Hamilton, MA 01982	Day	[REDACTED]
Night	[REDACTED]		
EMAIL ADDRESS	Rep	Dealer	
[REDACTED]	TS	Build a shed	

Ordered	Description	Rate	Style	Layout	Color	Roof Color	Amount
1	12x18 Vinyl Sided Shed	[REDACTED]	Lexington	D	Pearl	Black Architec...	[REDACTED]
60	7' 4" Tall Wall Height	[REDACTED]					[REDACTED]
24	Extended Eaves (On Gable Walls)	[REDACTED]					[REDACTED]
1	Upgrade 60" to 72" Double Door	[REDACTED]					[REDACTED]
2	15 Lite Door	[REDACTED]					[REDACTED]
2	Upgrade to 30x40 Window	[REDACTED]					[REDACTED]
1	30"x40" Window	[REDACTED]					[REDACTED]
3	Window Trim 4"	[REDACTED]					[REDACTED]
2	Window Box Large	[REDACTED]					[REDACTED]
216	12" OC 2x6 Floor Joists	[REDACTED]					[REDACTED]
1	12'x4' Loft	[REDACTED]					[REDACTED]
1	21" Vinyl Cupola with Copper Roof	[REDACTED]					[REDACTED]
	Pressure Treated Floor Framing	[REDACTED]					[REDACTED]
	Standard Shed Features: 2x4 Wall Framing 16" OC with Double Interlocking Top Plate 2x6 Engineered Roof Trusses 16" OC 2x6 Redwood Floor Joist 16" OC ** 3/4" Floor Plywood Hurricane Clips Gable Vents **While supplies Last. Redwood May be substituted With Pressure Treated if Unavailable	[REDACTED]					[REDACTED]

Total

Customer Signature

* Estimate Valid for 30 Days* Permits Are the Customer's Responsibility
 Terms: Deposit Required To Place Order. Balance C.O.D. On Delivery

Salem News, The



Publication Name:

Salem News, The

Publication URL:

www.salemnews.com/

Publication City and State:

Salem, MA

Publication County:

Essex

Notice Popular Keyword Category:

Notice Keywords:

Michael Howard

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Notice URL:

[Back](#)

Notice Publish Date:

Monday, April 18, 2022

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William Bowler, Chair

SN - 04/18, 04/25/22

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Monday, April 25, 2022

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William Bowler, Chair
SN - 04/18, 04/25/22

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March 17, 2022

Map 55, Lot 322

**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:

17 Arlington St

So. Hamilton

Dated March 17, 2022

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

Steve Ozahowski

Chairman, Board of Assessors



300 foot Abutters List Report

Hamilton, MA
March 17, 2022

Parcel Number: 55-0324 CAMA Number: 55-000-0324 Property Address: 9 ARLINGTON ST	Mailing Address: GREELEY JONATHAN HEATHER TE 9 ARLINGTON ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0325 CAMA Number: 55-000-0325 Property Address: 34 MAPLE ST	Mailing Address: RODZVILLA III JOHN PAUL MCCAULEY MICHELLE JOY 34 MAPLE STREET S. HAMILTON, MA 01982
Parcel Number: 55-0326 CAMA Number: 55-000-0326 Property Address: 40 MAPLE ST	Mailing Address: GALUZA BENJAMIN J INGLEHART CAITLIN S 40 MAPLE ST S HAMILTON, MA 01982
Parcel Number: 55-0327 CAMA Number: 55-000-0327 Property Address: 42 MAPLE ST	Mailing Address: EGGLESTON WILLIAM 42 MAPLE ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0328 CAMA Number: 55-000-0328 Property Address: 44 MAPLE ST (REAR)	Mailing Address: SANTARELLI DEBRASCH STEPHEN F 44 MAPLE ST (REAR) SOUTH HAMILTON, MA 01982
Parcel Number: 55-0329 CAMA Number: 55-000-0329 Property Address: 46 MAPLE ST	Mailing Address: SAFFORD JOHN E A SAFFORD DEBORAH P 46 MAPLE ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0330 CAMA Number: 55-000-0330 Property Address: 52 MAPLE ST	Mailing Address: FANIKOS CYNTHIA R 52 MAPLE ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0331 CAMA Number: 55-000-0331 Property Address: 39 MAPLE ST	Mailing Address: FALLON ROBERT D III VICTORIA H 39 MAPLE ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0332 CAMA Number: 55-000-0332 Property Address: 35 MAPLE ST	Mailing Address: ROWE MARTHA 35 MAPLE ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0333 CAMA Number: 55-000-0333 Property Address: 33 MAPLE ST	Mailing Address: SCHWARTZ GERALD C SCHWARTZ TRACEY W 33 MAPLE ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0334 CAMA Number: 55-000-0334 Property Address: 27 MAPLE ST	Mailing Address: SWANSON KIRK W BRETTE T 27 MAPLE ST SOUTH HAMILTON, MA 01982



www.cai-tech.com

3/17/2022

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300 foot Abutters List Report

Hamilton, MA
March 17, 2022

Subject Property:

Parcel Number: 55-0322
CAMA Number: 55-000-0322
Property Address: 17 ARLINGTON ST

Mailing Address: HOWARD MICHAEL & MARISA A
17 ARLINGTON ST
SOUTH HAMILTON, MA 01982

Abutters:

Parcel Number: 47-0187
CAMA Number: 47-000-0187
Property Address: 38 PARK ST

Mailing Address: BOYNTON DAVID S PATRICIA E
38 PARK ST
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0188
CAMA Number: 47-000-0188
Property Address: 39 PARK ST

Mailing Address: BOCKOVEN SHIRLEY C TR WEAVER
MARK J TR
39 PARK ST
SOUTH HAMILTON, MA 01982

Parcel Number: 47-0190
CAMA Number: 47-000-0190
Property Address: 12 HATFIELD RD

Mailing Address: FIUMARA JACOB H MADELINE C
12 HATFIELD RD
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0294
CAMA Number: 55-000-0294
Property Address: 20 PARK ST

Mailing Address: PITMAN FRANK R JR PATRICIA
20 PARK ST
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0295
CAMA Number: 55-000-0295
Property Address: 22 PARK ST

Mailing Address: DELGADO MICHAEL KILEY
22 PARK ST
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0296
CAMA Number: 55-000-0296
Property Address: 26 PARK ST

Mailing Address: KRYSIAK DANIEL W CHRISTENSEN
PATRICIA L
26 PARK ST
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0297
CAMA Number: 55-000-0297
Property Address: 30 PARK ST

Mailing Address: NICHOLS KYLE P NICHOLS LAUREN M
30 PARK ST
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0298
CAMA Number: 55-000-0298
Property Address: 34 PARK ST

Mailing Address: MCLAUGHLIN SUSAN JONATHAN
34 PARK ST
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0299
CAMA Number: 55-000-0299
Property Address: 23 ARLINGTON ST

Mailing Address: HAIGHT AMORY F
23 ARLINGTON ST
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0300
CAMA Number: 55-000-0300
Property Address: 25 PARK ST

Mailing Address: SCUDDER BRIAN WILLA
25 PARK ST
SOUTH HAMILTON, MA 01982



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3/17/2022

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PATRICIA L
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CAMA Number: 55-000-0297
Property Address: 30 PARK ST

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Parcel Number: 55-0298
CAMA Number: 55-000-0298
Property Address: 34 PARK ST

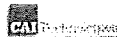
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