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**TOWN OF HAMILTON ZONING BOARD OF APPEALS MEETING**

**JUNE 1, 2022 – WEDNESDAY - 7:00 P.M.**

**Zoning Board of Appeals Members, the Applicants listed below, and necessary staff are welcome to attend the meeting in person.**

**For those who decide not to meet in person and all other people who would like to attend the meeting you are welcome to attend via Zoom and phone-in options.**

**[Link to Join Zoom Meeting:](#)**

**<https://us02web.zoom.us/j/85151857828?pwd=ZTBkZVFjc2h2R0Erb2ZqK09yTVNTUT09>**

**Meeting ID: 851 5185 7828**

**Passcode: 263729**

**Phone Number 1-929-205-6099 US (New York)**

**VARIANCE PUBLIC HEARING:** Application is for the property owned by Marenglen Zepaj and Flaminio Lanzillo, 78 Mill Street, Middleton, for the property located at 139 Cutler Road, Assessor's Map 39, Lot 2. Applicant is seeking a Variance: Zoning Bylaw 5.5.1.3 Reconstruction after Catastrophe or Demolition to construct a new single family dwelling at the site where a single dwelling was demolished.

**SPECIAL PERMIT PUBLIC HEARING:** Application is for the property owned by Silas & Ashley Nary, for the property located at 8 Villa Road, Assessor's Map 71, Lot 14. Applicant is seeking a approval for a Special Permit: Zoning Bylaw 3.0 Use Regulations to construct a garage with more than 4 motor vehicle spaces.

**CONTINUATION OF SPECIAL PERMIT & VARIANCE PUBLIC HEARING:** The Public Hearing was opened on May 4, 2022. Application is for the property owned by Jeffrey and Krystin Sartorelli, located at 12 Honeysuckle Road, Assessor's Map 47, Lot 209. Applicant is seeking approval for a Special Permit and a Variance to construct an attached garage and an accessory apartment: Zoning Bylaws 3.6: Accessory Apartment and 4.0: Dimensional & Density Regulations for a side yard setback.

**PUBLIC HEARING:** Application is a request for a Finding of Fact Extension or Alteration of a Non-Conforming Use, Zoning Bylaw 5.3.4.5 to construct a screen porch, for the property owned by Lawrence Katz, located at 116 Gregory Island Road, Assessor's Map 60, lot 48.

**CONTINUATION OF A PUBLIC HEARING FOR A COMPREHENSIVE PERMIT:** The Public Hearing was opened on April 6, 2022. The Application was submitted by Harborlight Community Partners, 283 Elliot Street, Beverly MA, for a Comprehensive Permit pursuant to MGL Ch. 40B for the construction of a 45 unit multifamily housing. The property is located at 466 Highland Street, Assessor's Map 28-8, Lot 1, Zoning District RA and is owned by the Britton Family Trust, LLC.

**Items may be heard out of the listed order.** The agenda items listed are those items which were reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed on the agenda may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Meeting dates, time, and location are subject to change as allowed by the Open Meeting Law. Please refer to the Town web page: [hamiltonma.gov](http://hamiltonma.gov) for details regarding a specific agenda. The Zoning Board of Appeals typically meets the first Wednesday of the month.