

TOWN OF HAMILTON ZONING BOARD OF APPEALS MEETING

AUGUST 3, 2022 – WEDNESDAY - 7:00 P.M.

In person at 577 Bay Road in the 1st floor Memorial Room or via Zoom

Join Zoom Meeting:

<https://us02web.zoom.us/j/81377241999?pwd=VlFRReFNhQmZwMXVuS2s2SmFSSVJ2QT09>

Meeting ID: 813 7724 1999

Passcode: 322161

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

PUBLIC HEARING: For an application seeking a Variance & an Extension or Alteration of a Non-Conforming Use, Structure or Lot to construct a new attached two car garage with storage above at the property located at 135 Lake Shore Avenue, Assessor's map 66, lot 91, owner Travis James.

CONTINUATION OF A PUBLIC HEARING FOR A COMPREHENSIVE PERMIT: The Application was submitted by Harborlight Community Partners, 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, Lot 1, Zoning District RA and is owned by the Britton Family Trust, LLC.

CONTINUATION OF A PUBLIC HEARING: Application is for the property owned by Gordon-Conwell Theological Seminary, Inc., located at 130 Essex Street, Zoning Districts R1B & R1A, Assessor's Map 64, Lot 5. Applicant is Harborlight Community Partners, Inc., 283 Elliott Street, Beverly. Applicant is seeking a Variance from the lot area requirements in Zoning Bylaw Section 4.1 in order to create 3 lots, pursuant to ZB Section 5.3.2.1 and Findings of Fact under ZB Section 5.2 for a Change of Use from student housing to multi-family dwelling, and under ZB Section 5.3.1.2 in order to construct three additions to the existing multi-family dwellings which have historically been used for student housing.

REGULAR BUSINESS

- Meeting minutes: June 1, 2022 & July 6, 2022
- Updates from the Chair

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 for details regarding a specific agenda. The Zoning Board of Appeals typically meets the first Wednesday of the month.