

NOTICE OF PUBLIC HEARING - TOWN OF HAMILTON – ZONING BOARD OF APPEALS

The Town of Hamilton ZBA will hold a Public Hearing on Wednesday, March 1, 2023, in the Memorial Room, 577 Bay Road, and via Zoom, to commence at 7 PM, for the property located at 16 Blueberry Lane, Map 42, Lot 12, owner Andrew Ray, applicant is Adam Williamson. The Special Permit Application is to create an Accessory Apartment in the existing barn under Zoning Bylaw 3.6. The application is available for review at the Building Department during regular hours of Town Hall. Zoom details will be available when agenda is posted.

W. Bowler, Chair

TOWN OF HAMILTON
ZONING BOARD OF APPEALS

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

Date Submitted:

Applicant Name: ADAM WILLIAMSON Phone: 978-560-7790

Applicant Address: 8 DEBSTON LN LYNNFIELD, MA 01940

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) ACCESSORY APT. BYLAW 3.6
☐ Appeal of Decision of the Building Inspector
☐ Conversion for Temporary Living Area
☐ Comprehensive Permit
☐ Other:

Address of Property if different from Applicant Address above: 16 BLUEBERRY LN HAMILTON, MA

Owner of property if different from Applicant noted above: ANDREW T. RAY

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: 87,000 SF

State Briefly what structures are on the property:

1 RAISED RANCH + 1 BARN

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

CONVERT EXISTING BARN TO 1 BEDROOM ACCESSORY APT. (900 SF). BUILD NEW DECK IN REAR WHICH WILL BE WITHIN SET BACK REQUIREMENTS.

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:

NONE

Signed: 

Address: 8 DEBSTON LN
LYNNFIELD, MA 01940
Phone: 978-560-7790



TOWN OF HAMILTON
ZONING BOARD OF APPEALS

REQUEST FOR FINDINGS OF FACT
PERMIT OR SPECIAL PERMIT

Date Submitted: _____

Applicant Name: _____

ADAM WILLIAMSON

Applicant Address: _____

8 DEBOSTON LN LYNNFIELD, MA

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

LOCATION: 16 BLUEBERRY LN HAMILTON, MA

NATURE: CREATE MORE LIVING SPACE FOR FAMILY + POSSIBLY RENTAL INCOME.

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

THE BL-LAW SEEKS TO EXPAND HOUSING STOCK WITHIN HAMILTON
THIS DOES JUST THAT.

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

THE LOT IS 2+ ACRES. THE BARN IS EXISTING WHICH
WILL HAVE MINIMAL IMPACT ON THE SURROUNDING
ENVIRONMENT.

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

BOARD OF HEALTH GREG BERNARD GAVE VERBAL APPROVAL FROM THE
BOH WILL ALLOW USAGE OF THE EXISTING SYSTEM BUT WILL
REQUIRE EXPAND/UPGRADE THE EXISTING SYSTEM

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

EXISTING STRUCTURE WILL CAUSE MINIMAL CHANGE
TO THE SURROUNDING 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: BLUEBERRY

ALL WORK PERFORMED WILL BE CARRIED OUT IN A
PROFESSIONAL MANNER

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

* Signed:  _____

Address: 16 BLUEBERRY LN

HAMILTON, MA

Phone: 561-951-5642

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) ACCESSORY APT. 3.6

Special Permit Requested. Check all that apply.

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

OWNER AUTHORIZATION FORM

STREET ADDRESS: 16 Blueberry Lane, South Hamilton, MA 01982

PROPERTY OWNER(S): Andrew & Gwendyth Ray
(Please Print)

The undersigned, registered property owners of the above noted property, do hereby authorize:

Adam Williamson, of Jade Star Custom Builders
(Contractor / Agent) (Name of consulting firm)

To act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standard and special conditions attached.

Property Owner's Address (if different than property listed above):

Telephone: 978-561-6868

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.


Authorized Signature

Date: 2/3/23


Authorized Signature

Date: 2/3/23



Adam Williamson <adam@jadebuilds.com>

Fwd: Zoning Board Letter

1 message

Gwenyth Ray <gwenythray@gmail.com> Sat, Feb 4, 2023 at 11:48 AM
To: "adam@jadebuilds.com" <adam@jadebuilds.com>

----- Forwarded message -----
From: **Sophia Smith** <emailsophsmith@gmail.com>
Date: Sat, Jan 28, 2023 at 8:19 PM
Subject: Zoning Board Letter
To: <gwenythray@gmail.com>

Hi Gwenyth,

Here is a quick letter we wrote for you. Let us know if you want us to add anything or be more specific about anything.

Good luck!
Sophia

To whom it may concern on the Hamilton zoning board,

We are writing this letter in support of the Ray's plans to renovate their barn/garage on their property at 16 Blueberry Lane. We believe that the plans they have shared with us will greatly enhance the visual and practical use of the space. We are excited for them as they take on this project that will improve both their home and the value of the neighborhood. Please feel free to reach out to us if you need any more information.

Sincerely,
Nathan and Sophia Smith
21 Blueberry Lane, Hamilton

Fwd: Repurposing of garage/barn at 16 Blueberry Lane

1 message

Gwenyth Ray <gwenythray@gmail.com>Sat, Feb 4, 2023 at 11:48 AM

To: "adam@jadebuilds.com" <adam@jadebuilds.com>

----- Forwarded message -----
From: **Charlotte Lidrbauch** <lidrbauch@gmail.com>
Date: Fri, Jan 27, 2023 at 9:36 AM
Subject: Repurposing of garage/barn at 16 Blueberry Lane
To: Gwenyth Ray <gwenythray@gmail.com>

TWIMC:

We live at 211 Sagamore Street; 16 Blueberry Lane is visible from the back of our house.

We have no issues with any renovation of the existing garage/barn structure at this location. In fact, we think the structure will be more visually pleasing with renovations to convert it to a living space, such as additional windows or gables.

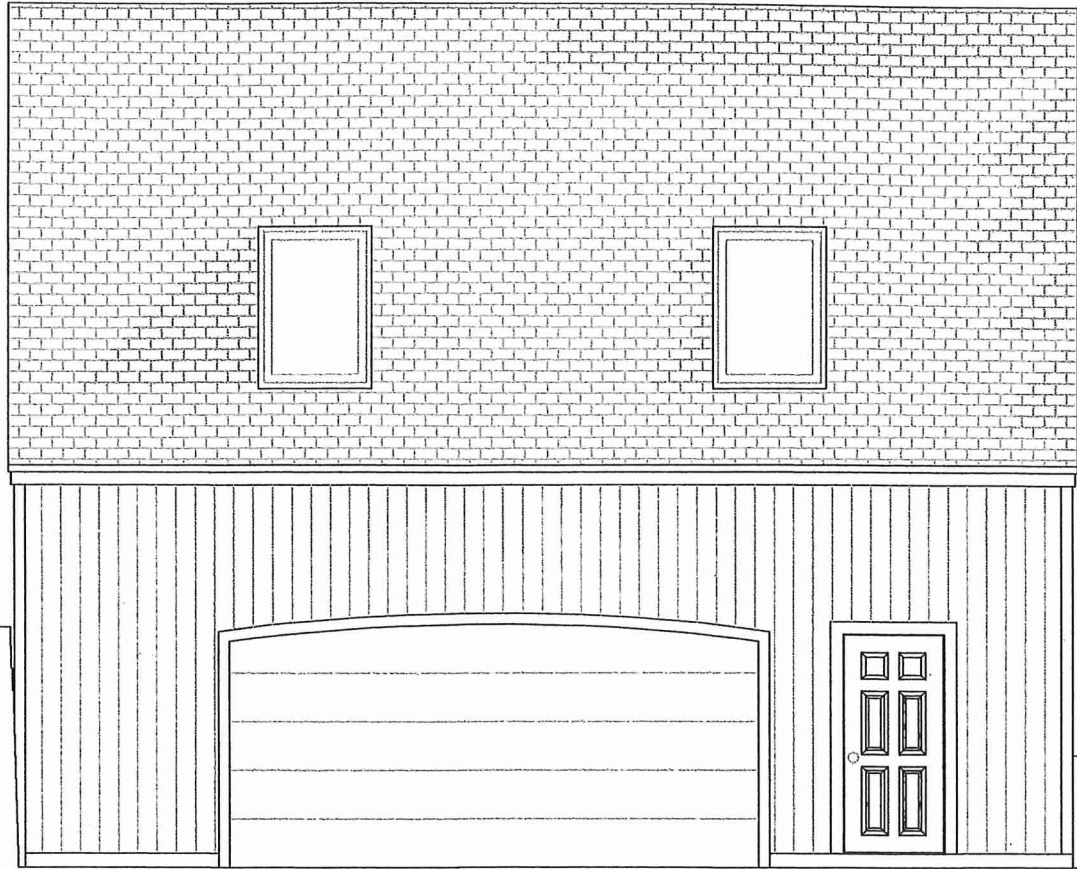
Our only request or concern would be that any additional exterior lighting that may be added be dark sky friendly.

Please don't hesitate to contact us if you have any questions or concerns.

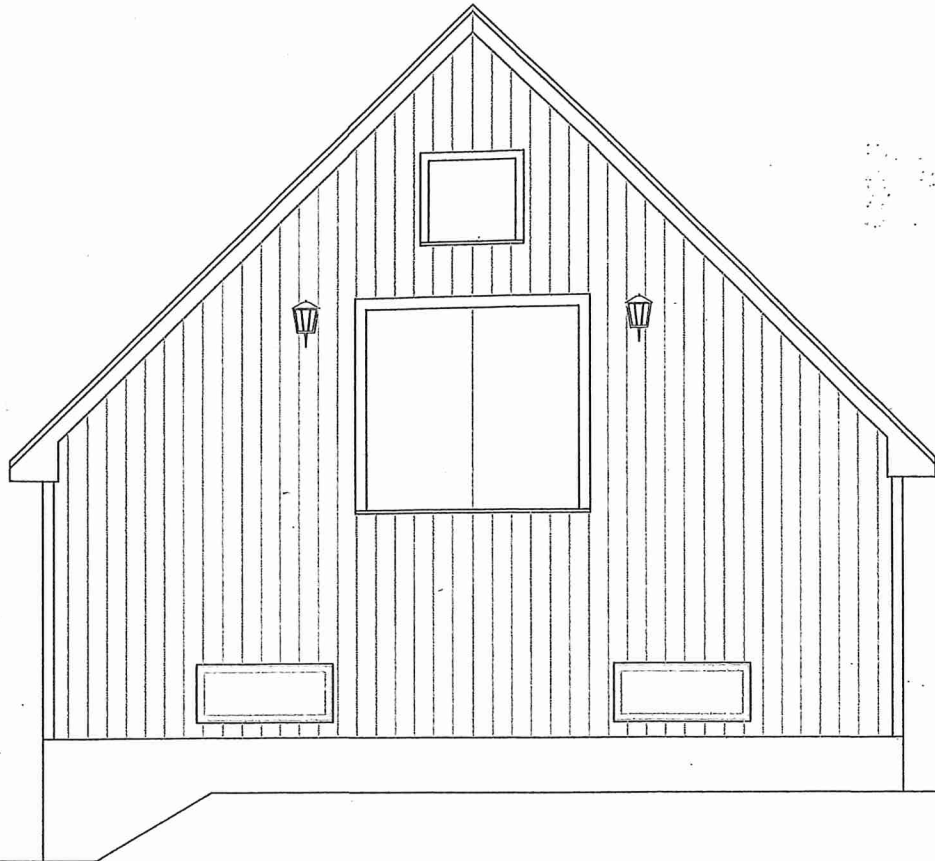
Charlotte and Jim Lidrbauch
211 Sagamore Street
Hamilton
978-810-5453



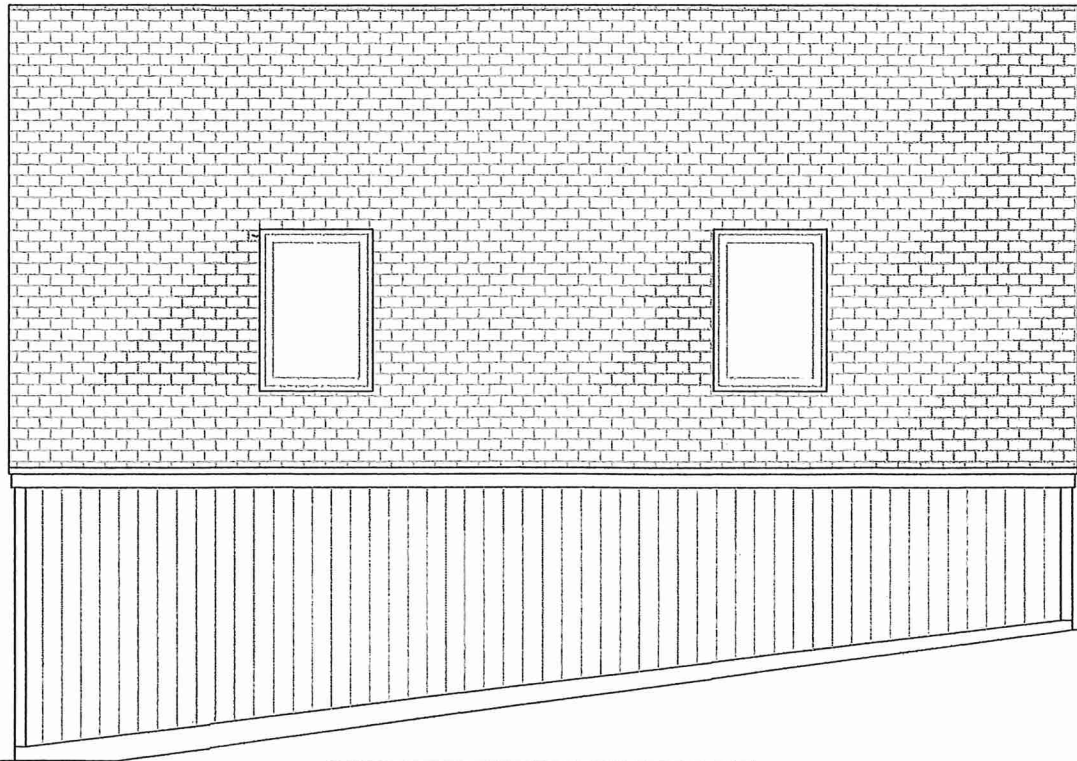




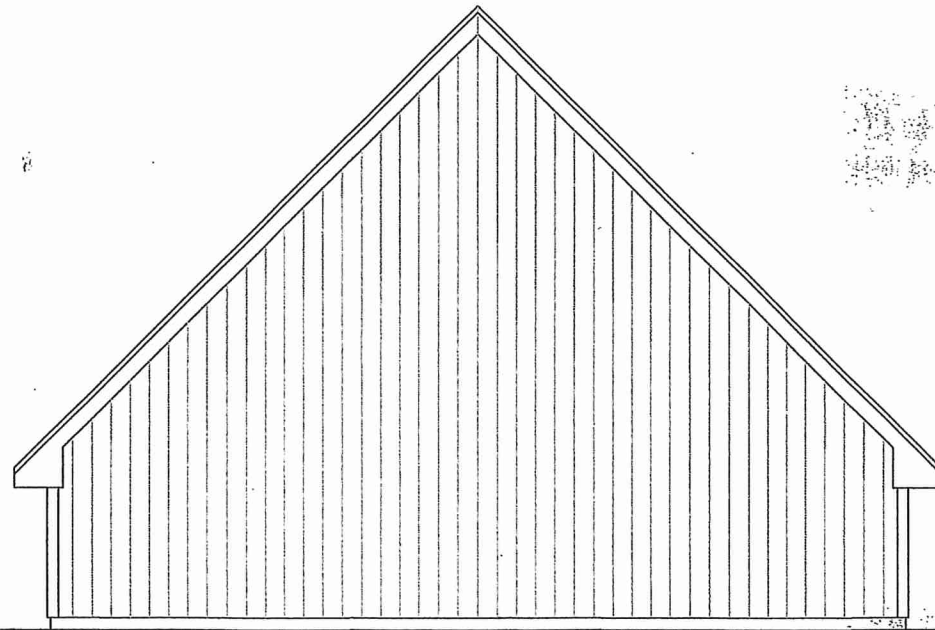
1 EXISTING LEFT SIDE ELEVATION
X.1 SCALE: 3/8"=1'-0"



2 EXISTING FRONT ELEVATION
X.1 SCALE: 3/8"=1'-0"



3 EXISTING RIGHT SIDE ELEVATION
X.1 SCALE: 3/8"=1'-0"



4 EXISTING REAR ELEVATION
X.1 SCALE: 3/8"=1'-0"

jade star
CUSTOM BUILDERS

REVISIONS	
	11/04/2022
	12/02/2022

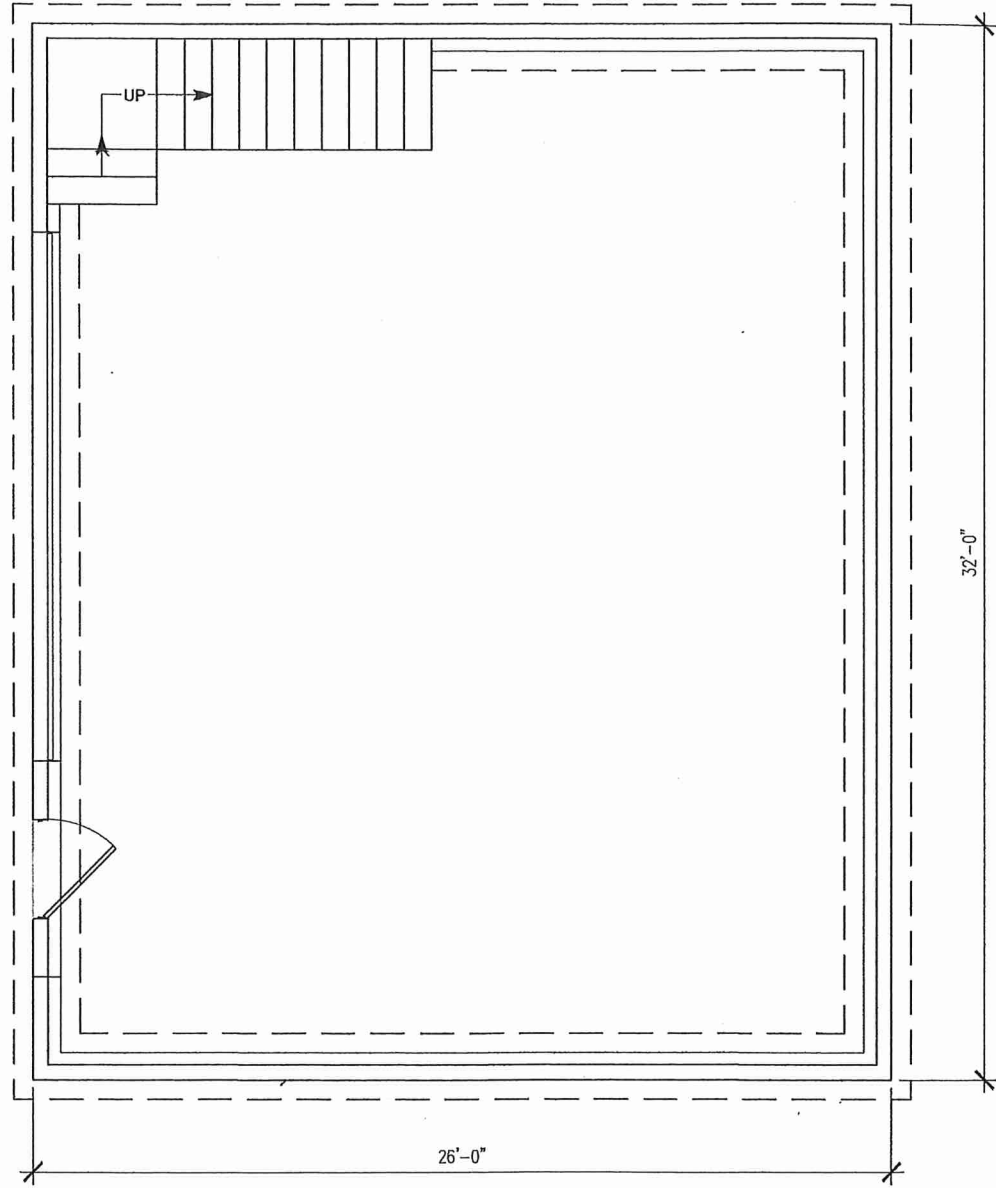
PROJECT NUMBER
RESIDENCE AT
16 BLUEBERRY LANE
SOUTH HAMILTON, MA

DRAWING TITLE
EXISTING ELEVATIONS

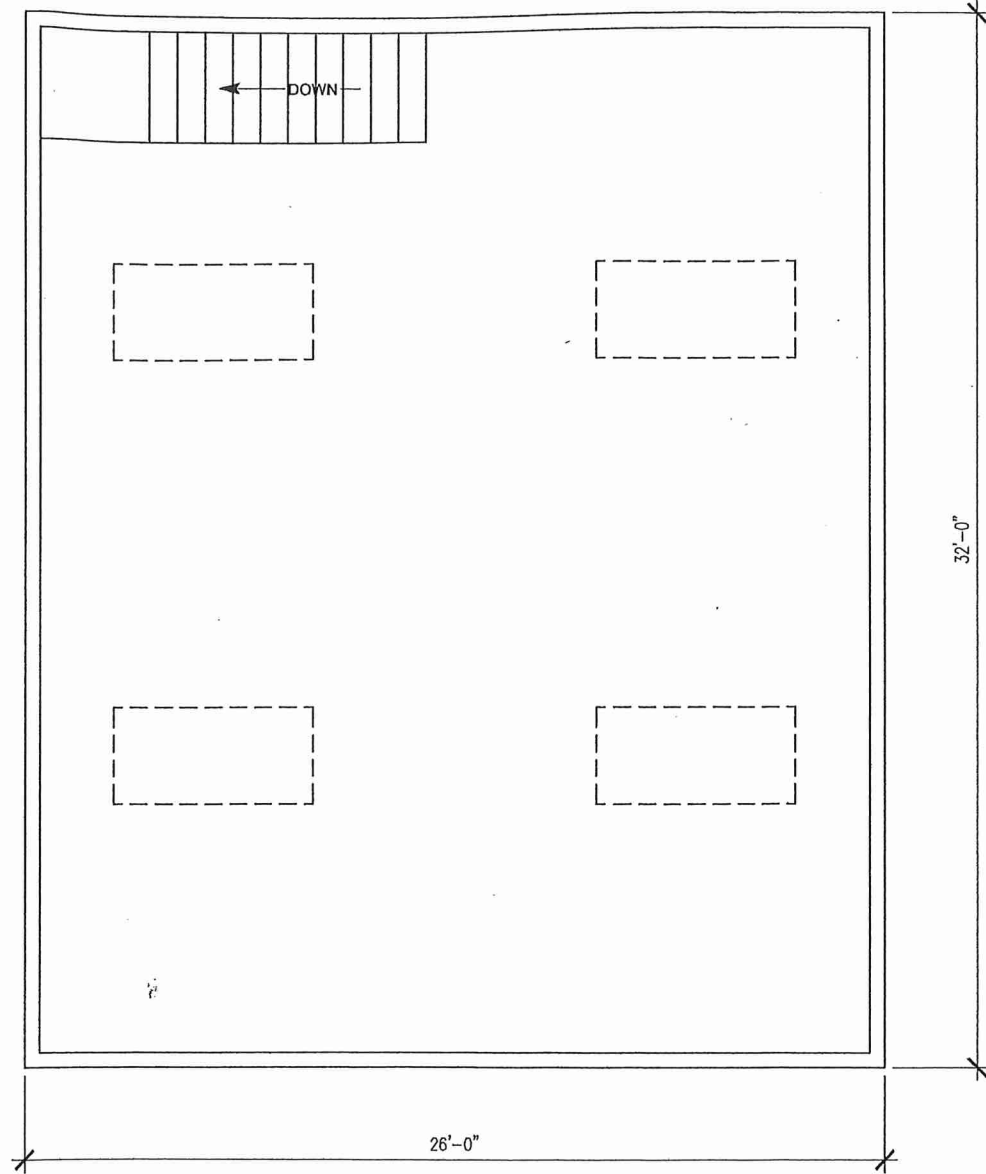
SCALE	AS NOTED
DRAWN BY	E.L.W.
CHECKED	
DATE	

DRAWING NUMBER

X.1



1	EXISTING BASEMENT PLAN
X.2	SCALE: 3/8"=1'-0"



2	EXISTING FIRST FLOOR PLAN
X.2	SCALE: 3/8"=1'-0"

REVISIONS	
	11/04/2022
	12/02/2022

PROJECT NUMBER	RESIDENCE AT 16 BLUEBERRY LANE SOUTH HAMILTON, MA
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DRAWING TITLE	EXISTING FLOOR PLANS
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SCALE	AS NOTED
DRAWN BY	E.J.W.
CHECKED	
DATE	

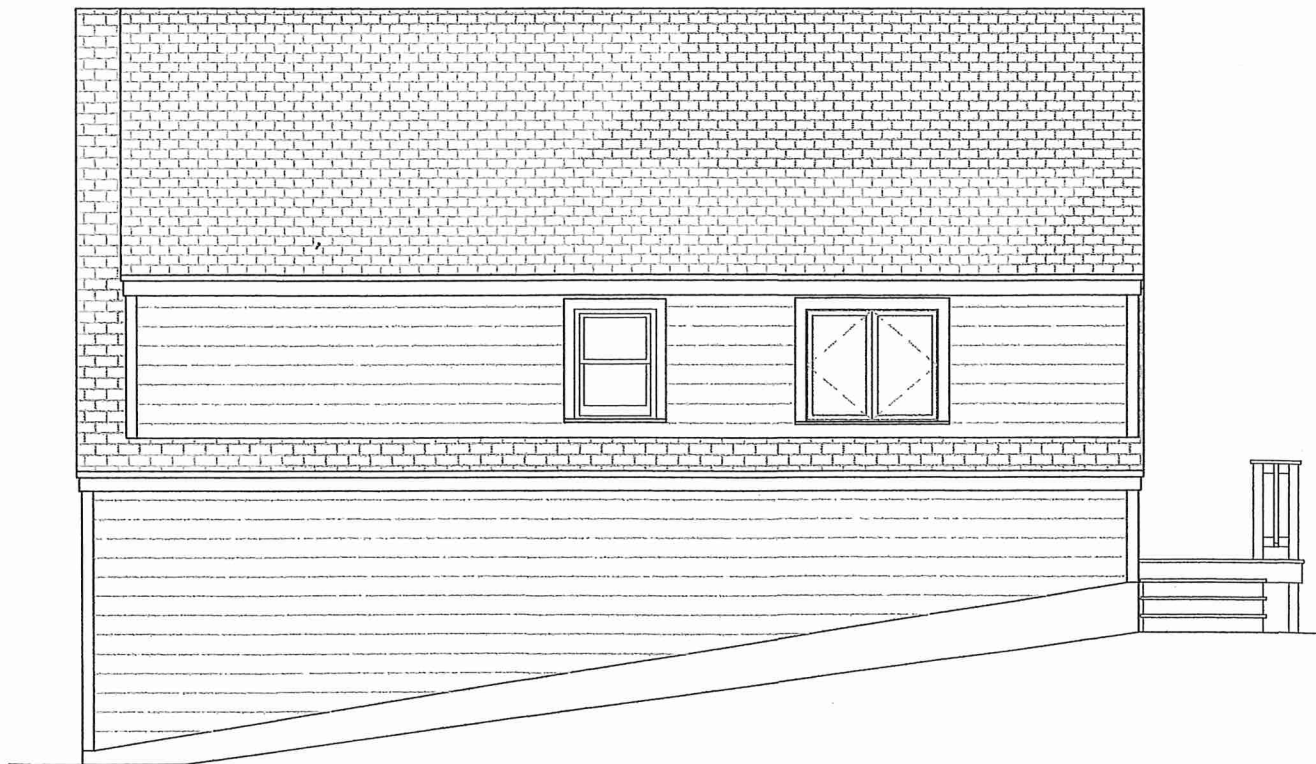
DRAWING NUMBER



1 LEFT SIDE ELEVATION
A.1 SCALE: 3/8"=1'-0"



2 FRONT ELEVATION
A.1 SCALE: 3/8"=1'-0"



3 RIGHT SIDE ELEVATION
A.1 SCALE: 3/8"=1'-0"



4 REAR ELEVATION
A.1 SCALE: 3/8"=1'-0"

jade star
CUSTOM BUILDERS

REVISIONS	
	11/04/2022
	12/02/2022

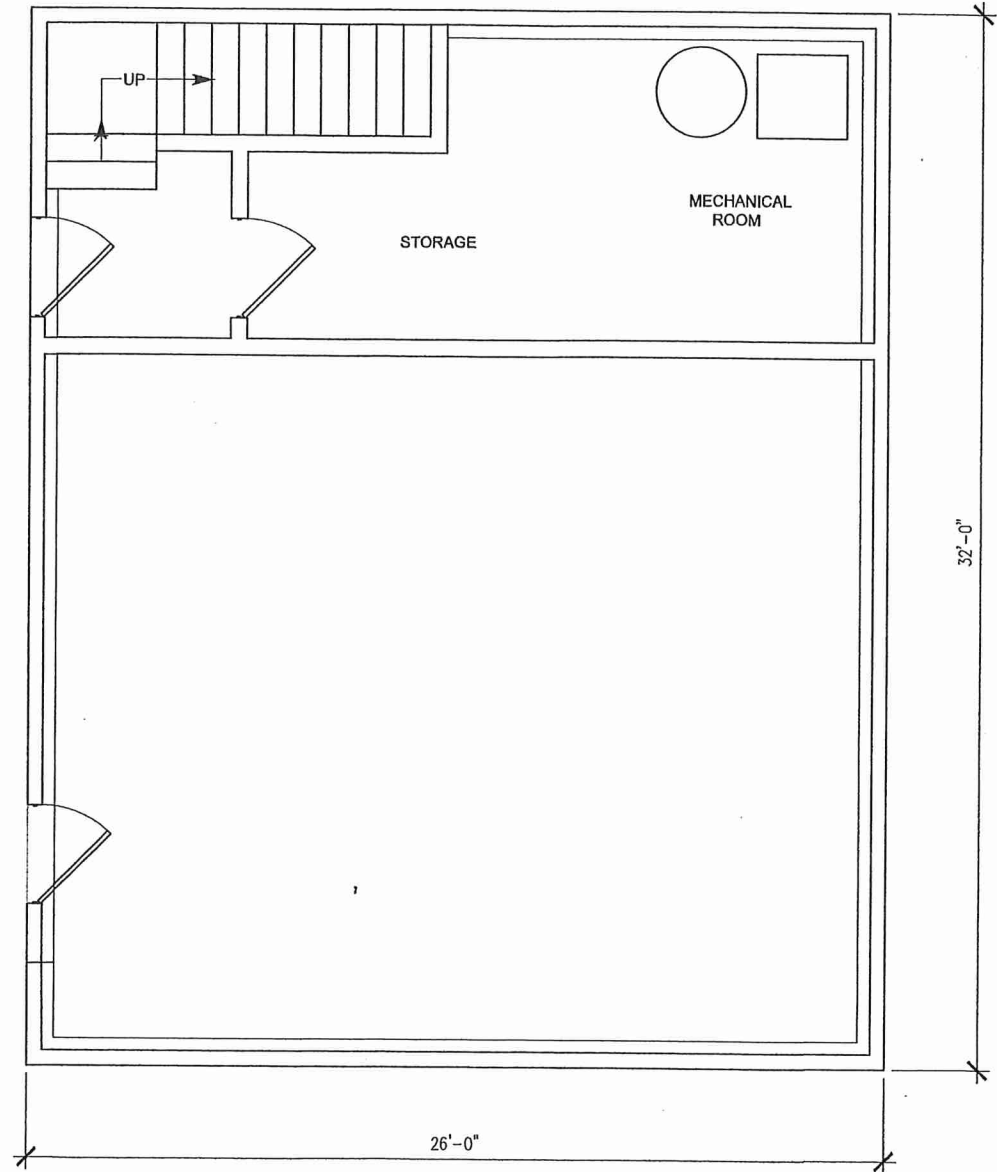
PROJECT NUMBER
RESIDENCE AT
16 BLUEBERRY LANE
SOUTH HAMILTON, MA

DRAWING TITLE
PROPOSED ELEVATIONS

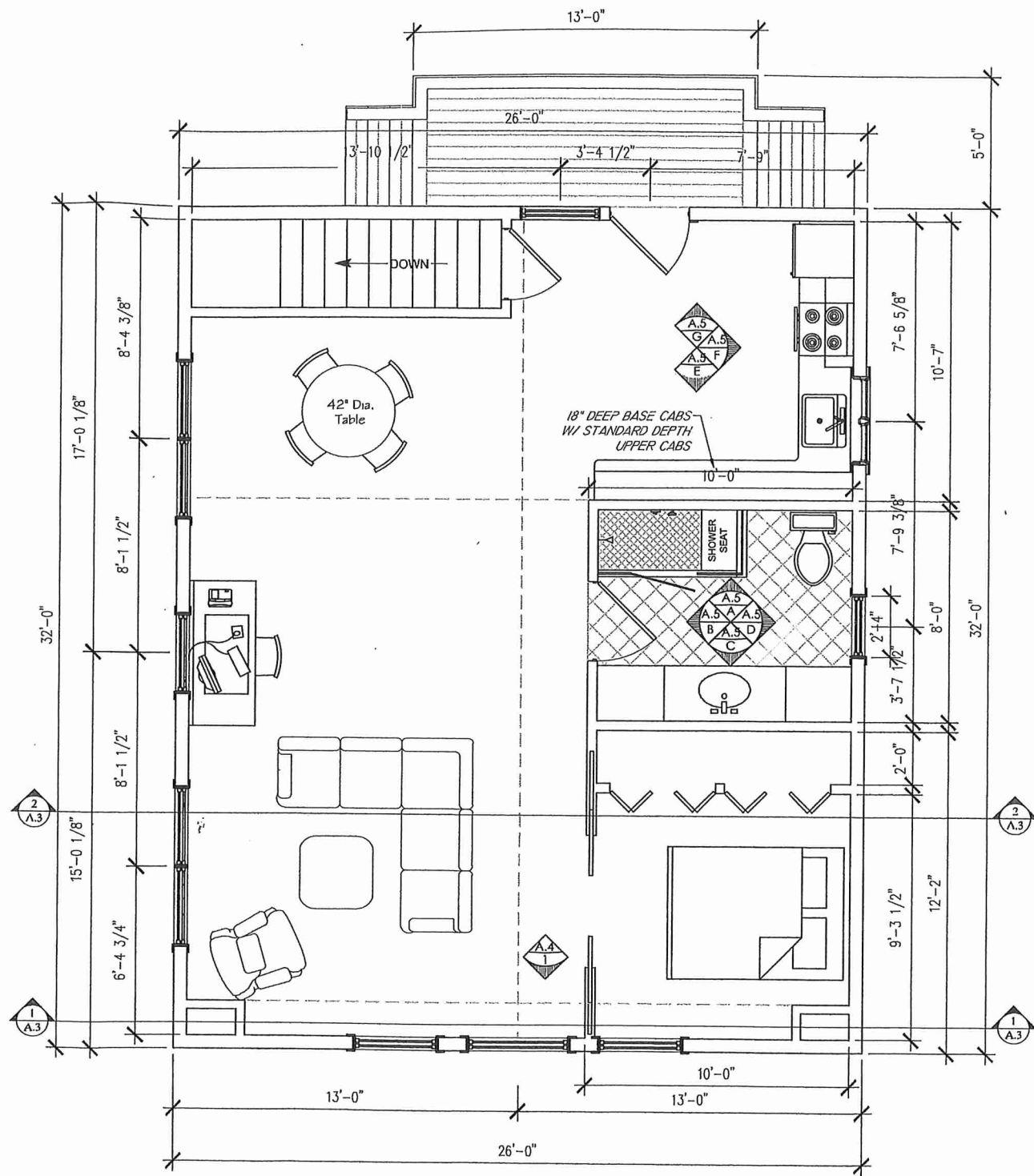
SCALE	AS NOTED
DRAWN BY	ELW.
CHECKED	
DATE	

DRAWING NUMBER

A.1



1 BASEMENT PLAN
A.2 SCALE: 3/8"=1'-0"



2 FIRST FLOOR PLAN
A.2 SCALE: 3/8"=1'-0"

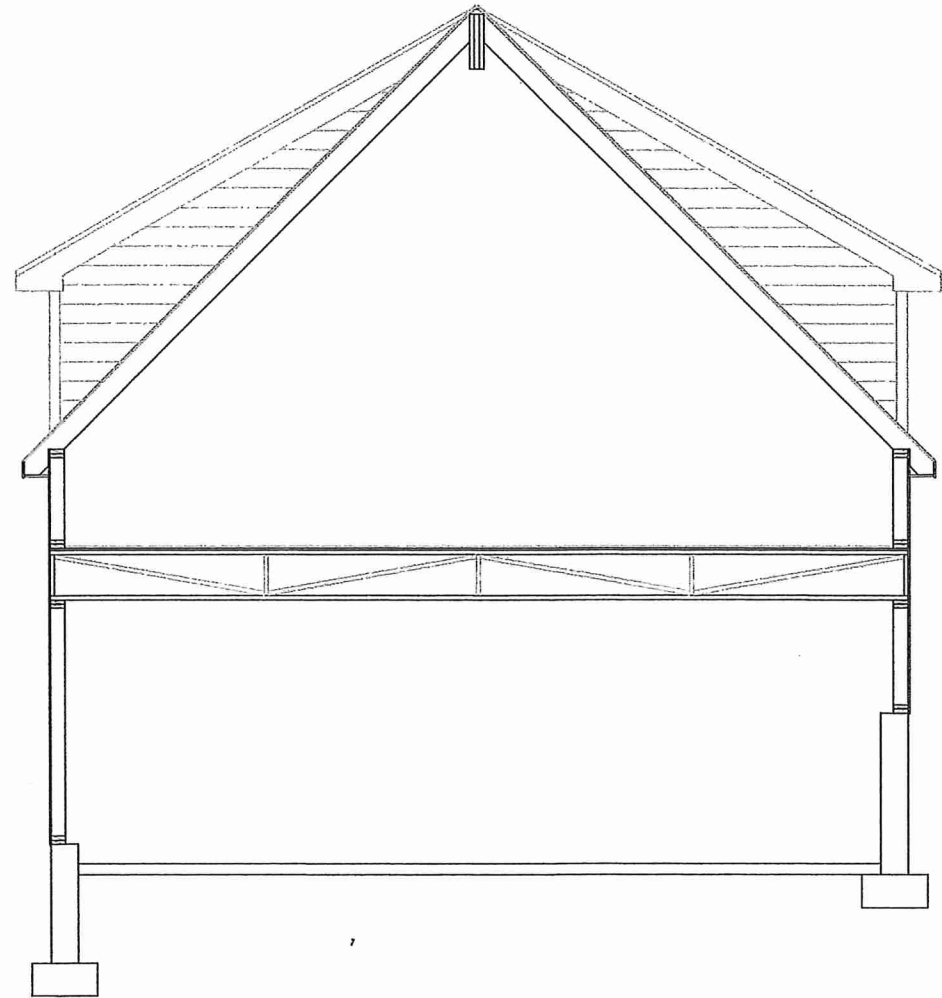
REVISIONS	
	11/04/2022
	12/02/2022

PROJECT NUMBER
RESIDENCE AT
16 BLUEBERRY LANE
SOUTH HAMILTON, MA

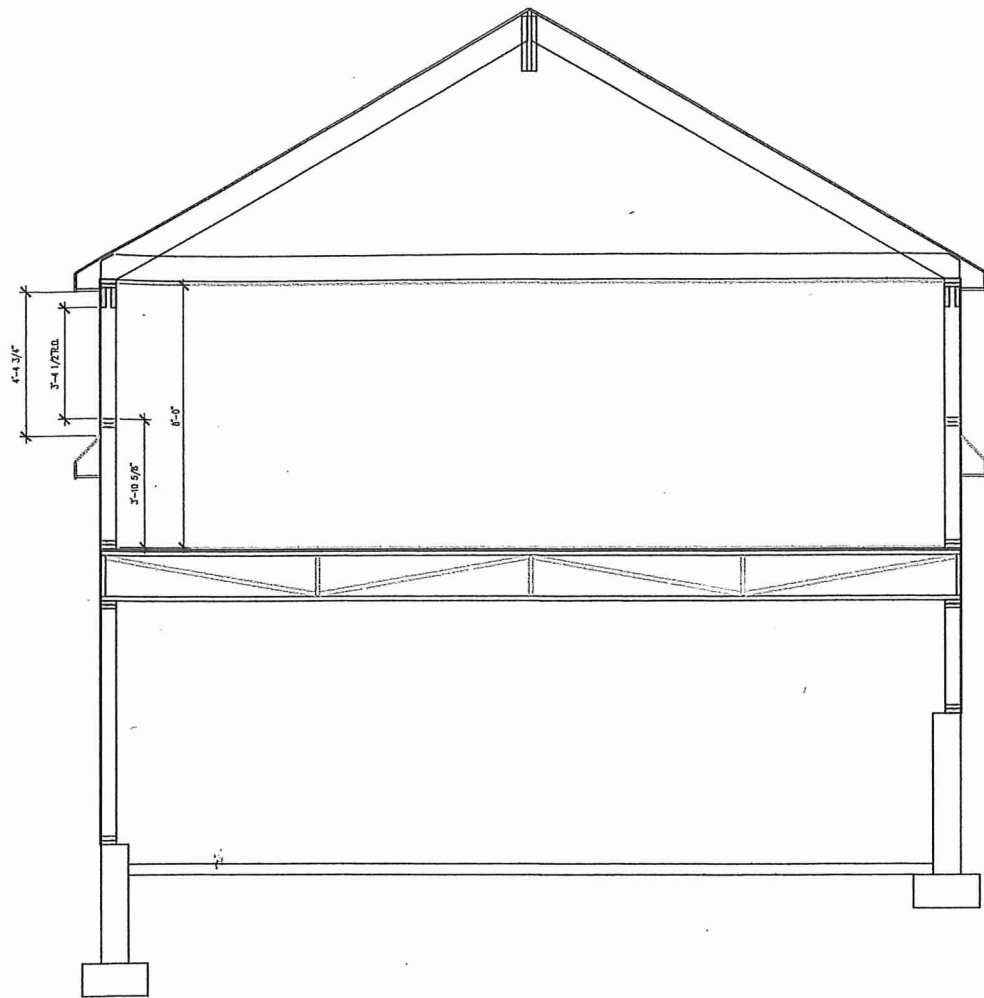
DRAWING TITLE
PROPOSED
FLOOR PLANS

SCALE	AS NOTED
DRAWN BY	ELW.
CHECKED	
DATE	

DRAWING NUMBER



1 BUILDING SECTION
A.3 SCALE: 3/8"=1'-0"



2 BUILDING SECTION
A.3 SCALE: 3/8"=1'-0"

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CUSTOM BUILDERS

REVISIONS	
	11/04/2022
	12/02/2022

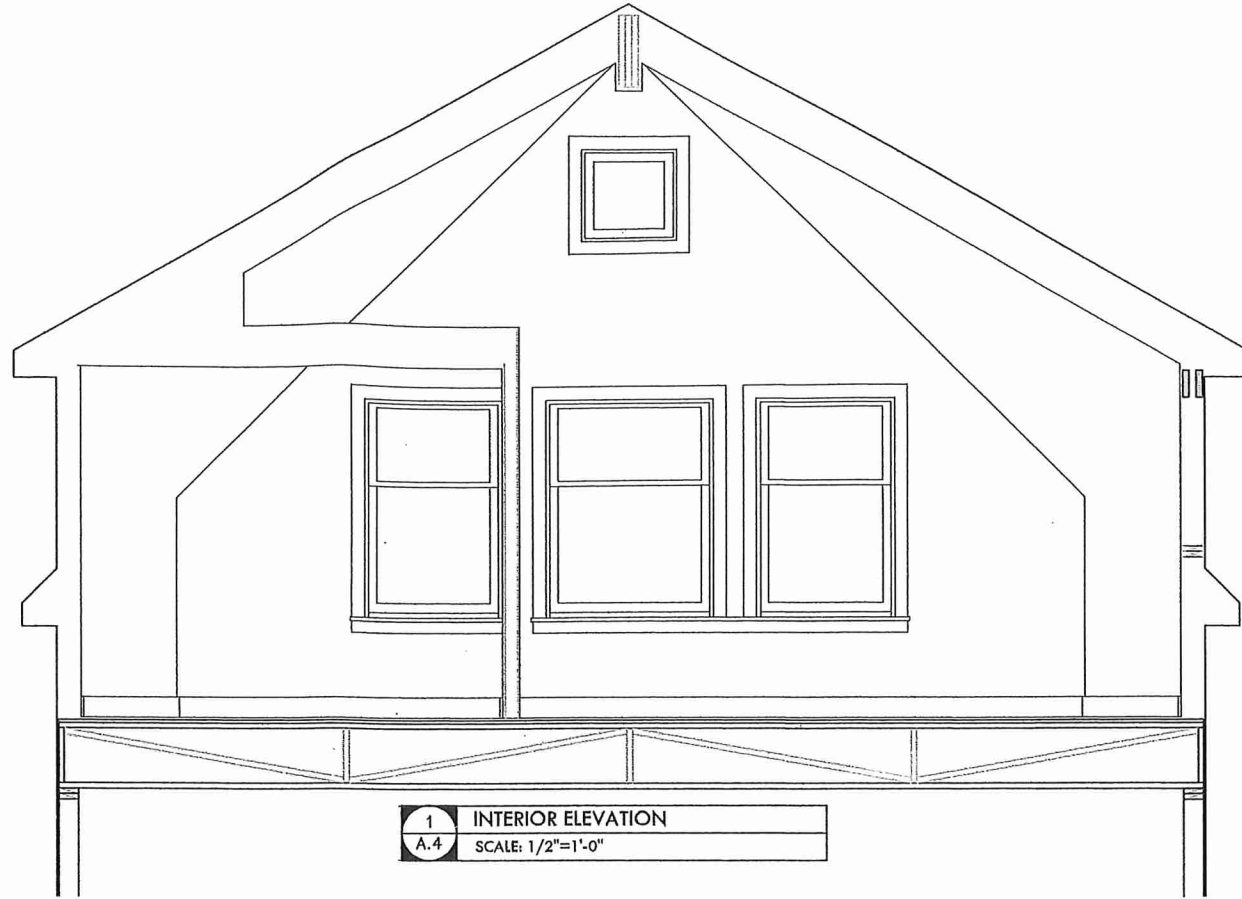
PROJECT NUMBER
RESIDENCE AT
16 BLUEBERRY LANE
SOUTH HAMILTON, MA

DRAWING TITLE
BUILDING SECTIONS

SCALE AS NOTED
DRAWN BY E.J.W.
CHECKED
DATE

DRAWING NUMBER

A.3



1	INTERIOR ELEVATION
A.4	SCALE: 1/2"=1'-0"

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CUSTOM BUILDERS

REVISIONS	
	11/04/2022
	12/02/2022

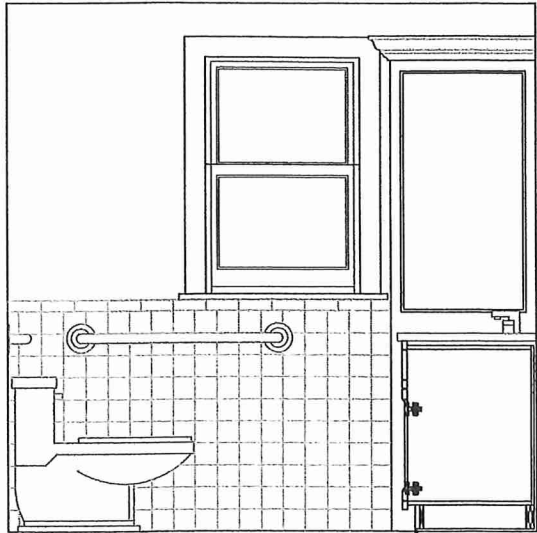
PROJECT NUMBER
RESIDENCE AT
16 BLUEBERRY LANE
SOUTH HAMILTON, MA

DRAWING TITLE
INTERIOR ELEVATIONS

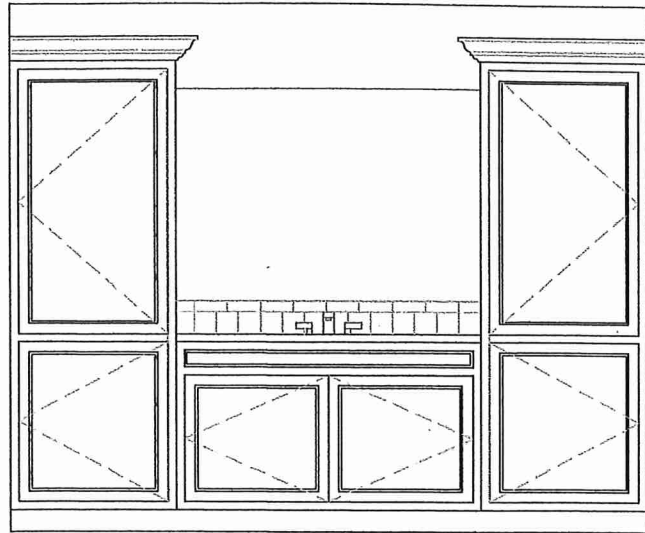
SCALE	AS NOTED
DRAWN BY	ELI.W.
CHECKED	
DATE	

DRAWING NUMBER

A.4



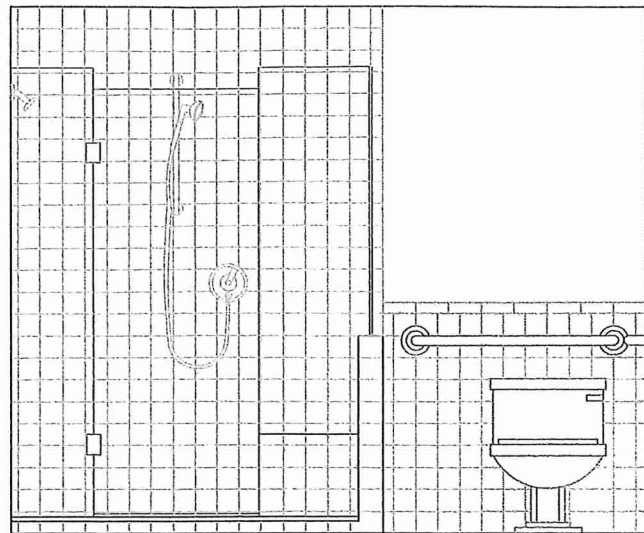
D
A.5
INTERIOR ELEVATION
SCALE: 3/4"=1'-0"



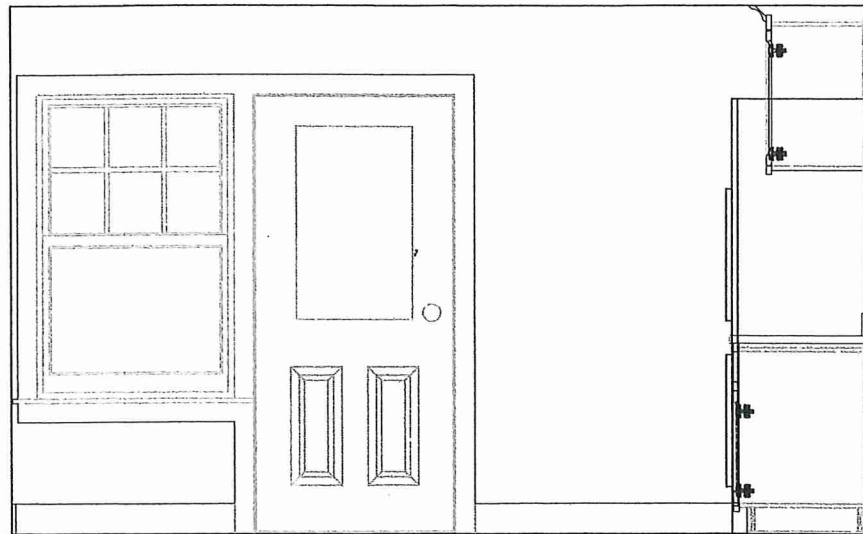
C
A.5
INTERIOR ELEVATION
SCALE: 3/4"=1'-0"



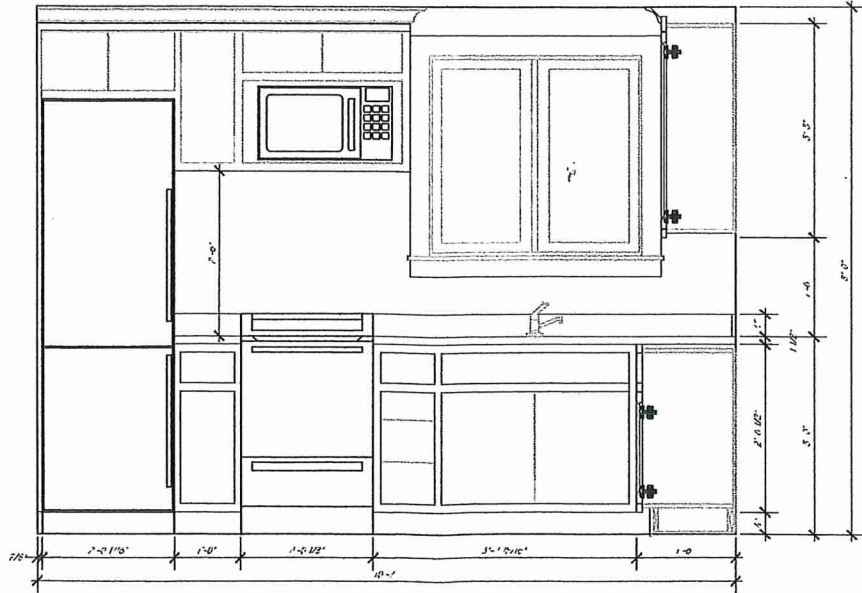
B
A.5
INTERIOR ELEVATION
SCALE: 3/4"=1'-0"



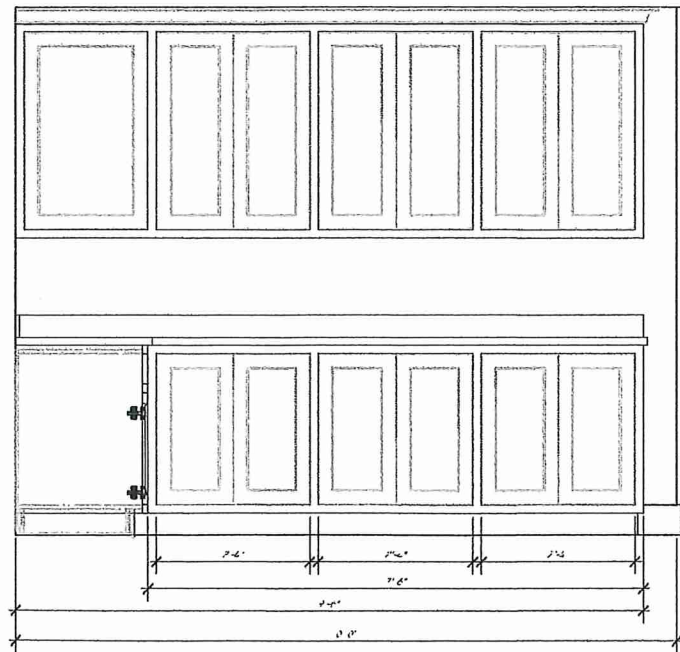
A
A.5
INTERIOR ELEVATION
SCALE: 3/4"=1'-0"



G
A.5
INTERIOR ELEVATION
SCALE: 3/4"=1'-0"



F
A.5
INTERIOR ELEVATION
SCALE: 3/4"=1'-0"



E
A.5
INTERIOR ELEVATION
SCALE: 3/4"=1'-0"

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CUSTOM BUILDERS

REVISIONS	
	11/04/2022
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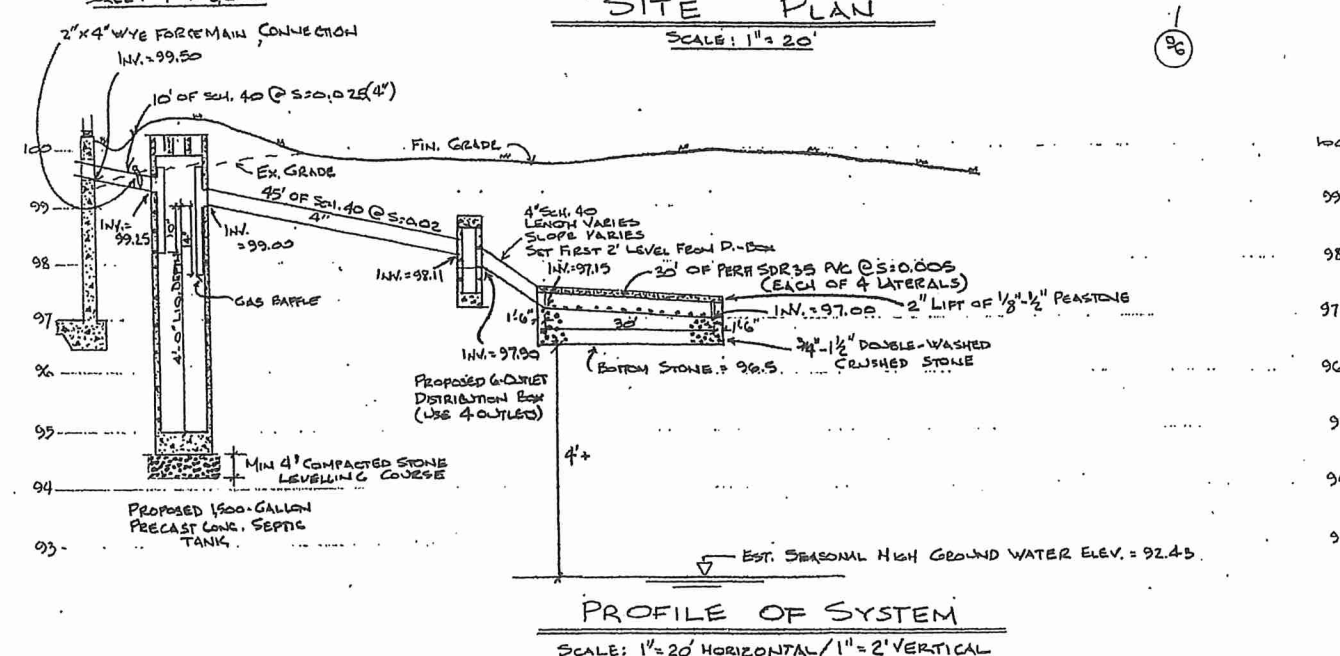
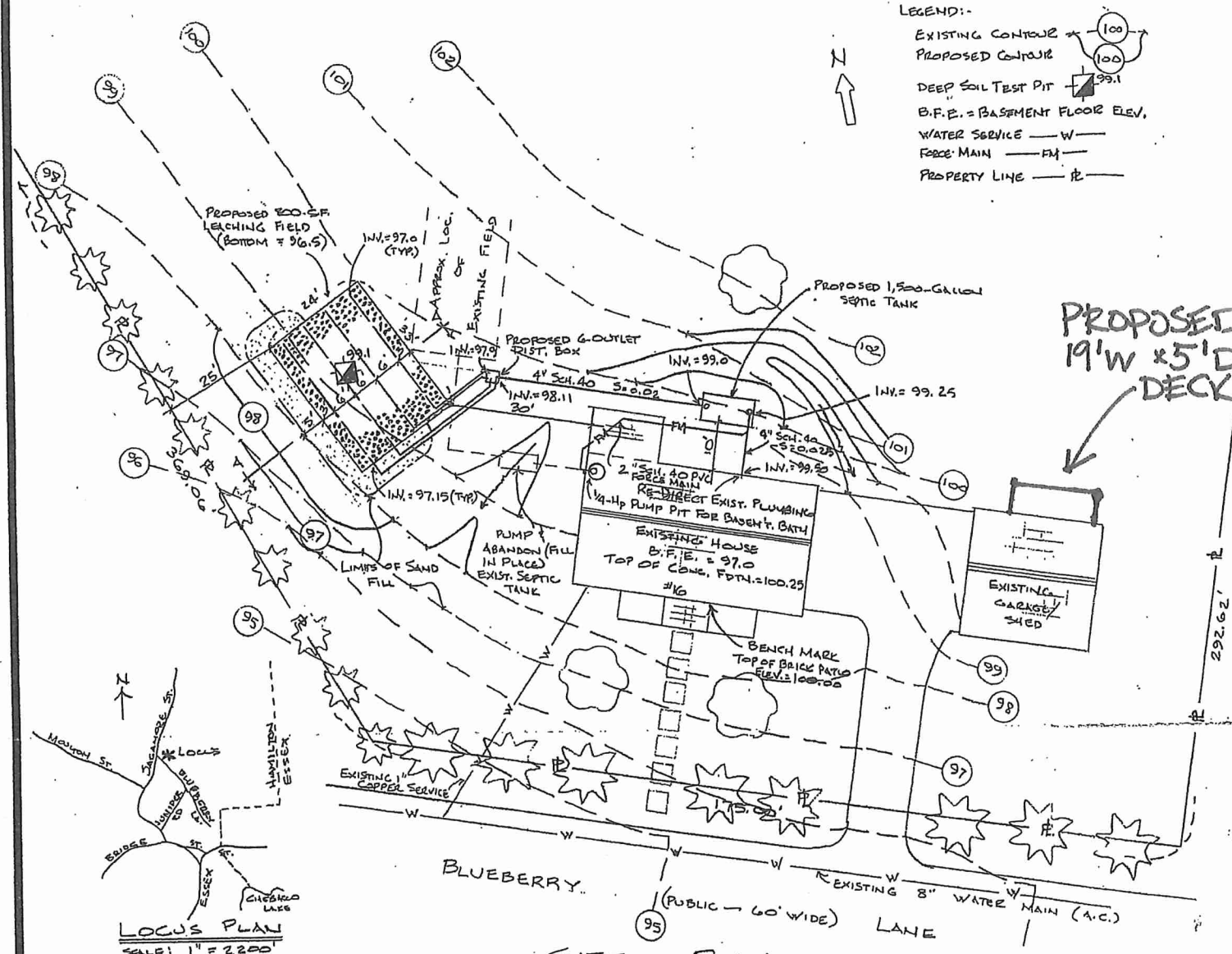
PROJECT NUMBER
RESIDENCE AT
16 BLUEBERRY LANE
SOUTH HAMILTON, MA

DRAWING TITLE
INTERIOR ELEVATIONS

SCALE	AS NOTED
DRAWN BY	E.J.W.
CHECKED	
DATE	

DRAWING NUMBER

A.5



SYSTEM DESIGN NOTES AND CALCULATIONS

D1. THIS DESIGN PLAN IS INTENDED TO REPLACE A PREVIOUS DESIGN, PREPARED BY DANIEL JOHNSON, R.S., DATED 2/3/97 (REV. 3/17/97), FOR LOCUS PARCEL AND APPLICANT.

D2. DESIGN FLOW = 4 BEDROOMS X 110 GPD/BR = 440 GALLONS/DAY.

D3. MINIMUM SEPTIC TANK CAPACITY REQ'D. = 1,500 GALLONS (PROVIDED).

D4. SYSTEM IS NOT DESIGNED FOR GARBAGE DISPOSAL (NONE PROVIDED).

D5. LEACHING CAPACITY REQUIRED = 100% DESIGN FLOW = 440 GALLONS/DAY.

D6. LEACHING CAPACITY PROVIDED:

PERCOLATION RATE (BASED ON ORIGINAL DESIGN) = 15 MINUTES/INCH, CLASS II SOIL (SANDY LOAM); EFFLUENT LOADING RATE = 0.56 GPD/SF. LEACHING FIELD BOTTOM AREA = 20' x 53' = 792 SF. LEACHING CAPACITY PROVIDED = 792 SF x 0.56 GPD/SF = 444 GALLONS/DAY.

D7. PUMPING TO SEPTIC TANK IN ACCORDANCE WITH 310 CMR 15.229(1)(a):

- SEWAGE EJECTOR PUMP IS NON-GRINDER PUMP, DOSE IS 30 GAL.
- PUMP DISCHARGE FLOW RATE MAX. 44 GPM (T.D.H. OF 7.5')
- CAPABLE OF PASSING 2" SOLIDS (2" DIA. SCH. 40 PVC FORCE MAIN).
- PUMPED VOLUME 25% OF DESIGN FLOW.

SYSTEM CONSTRUCTION NOTES

C1. PROPOSED REPLACEMENT SEPTIC SYSTEM TO BE INSTALLED AND OPERATED IN ACCORDANCE WITH TITLE 3 OF THE MASS. STATE ENVIRONMENTAL CODE AND HAMILTON BOARD OF HEALTH RULES AND REGULATIONS.

C2. UPON REDIRECTION OF EXISTING HOUSE PLUMBING TO NEW SEPTIC TANK, EXISTING SEPTIC TANK TO BE PUMPED OUT AND ABANDONED IN PLACE. OLD BUILDING SEWER TO BE CUT OFF, AND PORTION UNDER BUILDING WALL TO BE SLEEVE FOR EJECTOR PUMP DISCHARGE AND VENT STACK PIPING.

C3. WHERE EXCAVATION FOR LEACHING FIELD REQUIRES REMOVAL OF SUBSOIL BELOW ELEVATION OF BOTTOM OF LEACHING FIELD STONE, EXCAVATION SHALL EXTEND A MINIMUM OF FIVE FEET Laterally BEYOND LEACHING FIELD AREA, AND SAND FILL MEETING REQUIREMENTS OF 310 CMR 15.255(3) SHALL BE PLACED BELOW BOTTOM OF STONE AND IN LATERAL EXCAVATION AREAS TO "BREAKOUT" ELEVATION AS DESCRIBED IN SECTION "A-A" BELOW.

C4. FIELD CHANGES TO THIS DESIGN MAY BE MADE ONLY WITH CONSENT OF THE AGENT OF HAMILTON BOARD OF HEALTH AND THE DESIGN ENGINEER.

C5. CERTIFICATE OF COMPLIANCE FOR INSTALLATION OF THIS SYSTEM IS CONTINGENT UPON:

- 1) COMPLETION OF SCHEDULED INSPECTIONS BY HAMILTON BOARD OF HEALTH, WITH WORK APPROVED BY SAME, AND
- 2) SUBMITTAL OF "AS-BUILT" DRAWING BY THE DESIGN ENGINEER TO HAMILTON BOARD OF HEALTH.

C6. NO GARBAGE GRINDER OR SOLIDS-GRINDING EJECTOR PUMP MAY BE INSTALLED IN THE SERVICED FACILITIES.

C7. ALL DISTURBED AREAS TO BE FINE GRADED, LOAMED (1") AND SEEDED WITH A MIX OF FESCUE, BLUEGRASS AND RYEGRASS. PROPOSED GRADING ADHERENCE IS CRITICAL TO PREPARE SITE RUNOFF DRAINAGE.

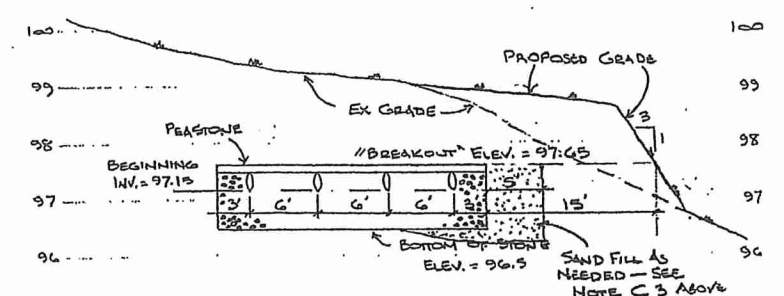
SOIL EVALUATION DATA

SOIL EVALUATION CONDUCTED 1/21/97 BY DANIEL B. JOHNSON, R.S. WITNESSED BY MARTIN FAIR, R.S., AGENT, HAMILTON BOARD OF HEALTH

TEST PIT ELEV. AT TOP	DEPTH	SOIL TYPE
99.1	0'-12"	Ap fine sandy loam
	12'-28"	Bw fine sandy loam
	28'-40"	C1 fine-mcd. sandy loam
	40'-64"	C2 fine sandy loam
	64'-120"	C3 loam

Est. seasonal high groundwater = 80" (Elev. = 92.43)
No observed groundwater

Percolation rate = 15 min./inch (taken from soil test data for original system design, by Frank Gallagher, P.E.)



REVISIONS	BY

APPROVED BY
BOARD OF HEALTH
HAMILTON, MASS.
11/9-12-97

PROPOSED REPLACEMENT SUBSURFACE SEWAGE DISPOSAL SYSTEM AT 1G BLUEBERRY LANE, HAMILTON, MASS.

APPLICANT:
HENRY & SUSAN HOVANASIAN
1G BLUEBERRY LANE
HAMILTON, MASS. 01922
508-468-3578

PREPARED BY:
STANTON W. BIGELOW, M.S., P.E.
6 WINTHROP AVENUE
BEVERLY, MASS. 01915
508-922-2629

DRAWN SW/B
CHECKED STANTON BIGELOW, M.S., P.E.
DATE AUGUST 30, 1997
SCALE AS NOTED
JOB NO. 97-38
SHEET 1
OF 1 SHEETS