

Notice of Public Hearing  
Town of Hamilton Zoning Board of Appeals

A Public Hearing will be held on Wednesday, April 5, 2022, at 577 Bay Road, Hamilton, MA, Town Hall, Memorial Room, and via Zoom, to commence at 7:00 p.m., for the Special Permit Application for the property owned by Nicole Gray & K. William Miller, located at 255 Woodbury Street, Assessor's Map 58, lot 20. Applicant is seeking approval to construct an accessory apartment - Zoning Bylaw 3.6: Accessory Apartment. 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



**TOWN OF HAMILTON  
ZONING BOARD OF APPEALS**

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

Date Submitted: 2/28/23  
Applicant Name: Nichole Gray  
K. William Miller  
Applicant Address: 255 Woodbury St., S. Hamilton, MA 01982

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

Location: 255 Woodbury St., S. Hamilton, MA 01982  
Nature: Create more living space for family/Rebuild existing accessory apartment for family use.

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

The By-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 house is already existing. The accessory apartment was pre-existing when we moved in. Granting this permit will have no 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:

Existing system.

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

The house already exists and will not change on the outside.

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: Woodbury St.

All work performed will be carried out in a professional manner.

TOWN OF HAMILTON  
ZONING BOARD OF APPEALS

Rec. 2-28-23  
paid \$75  
MEZ

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

Date Submitted: 2/28/23

Applicant Name: Nichole Gray  
K. William Miller Phone: 978-869-5342  
978-810-1517

Applicant Address: 255 Woodbury St. South Hamilton, MA 01982

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:

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: 40,000 SF

State Briefly what structures are on the property:

1 Raised Ranch

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

Rebuild lower level existing accessory apartment.

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:

Nichole Gray  
K. William Miller

Address:

255 Woodbury St.

S. Hamilton, MA 01982

Phone:

978-869-5342 or 978-810-1517

nrggray255@gmail.com  
bill122419@gmail.com

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

Signed: Michael Gray  
CWM

Address: 255 Woodbury St.

S. Hamilton, MA 01982

Phone: 978-869-5342 or 978-810-1517

nrgray255@gmail.com

bill122419@gmail.com

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



amy.bottomley.cavilla Feb 25



to me ▾

To Whom It May Concern (Planning Board):

We would like to voice our support for the Millers and Grays to change the zoning at 255 Woodbury Street to include an accessory apartment. We understand that the exterior facade and footprint of the dwelling will not change.

They are model neighbors who have worked exceptionally hard over the past several years to beautify and renovate their property. Tragically, their beloved family home was consumed by fire last summer. We look forward to their return once the rebuild is finished and know that an accessory apartment will allow the extended family to remain together.

Thank you for your consideration,

Robert and Amy Cavilla  
233 Woodbury Street  
South Hamilton, MA 01982





February 28, 2023

Map 58, Lot 20

**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:

255 Woodbury St

So. Hamilton

Dated February 28, 2023

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

*Jane Dooley*  
Assistant Assessor



## 300 feet Abutters List Report

Hamilton, MA  
February 28, 2023

### Subject Property:

Parcel Number: 58-0020  
CAMA Number: 58-000-0020  
Property Address: 255 WOODBURY ST

Mailing Address: DUPUIS-MILLER NICHOLE & KENNET  
255 WOODBURY ST  
SOUTH HAMILTON, MA 01982

---

### Abutters:

Parcel Number: 58-0016  
CAMA Number: 58-000-0016  
Property Address: 251 BRIDGE ST

Mailing Address: LOPILATO ROBERT JANE E  
251 BRIDGE ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 58-0017  
CAMA Number: 58-000-0017  
Property Address: 249 BRIDGE ST

Mailing Address: RUSSO BRIAN E EMILY TURNER  
RUSSO  
249 BRIDGE ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 58-0018  
CAMA Number: 58-000-0018  
Property Address: 265 WOODBURY ST

Mailing Address: DAVIS TIMOTHY K LISA M  
265 WOODBURY ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 58-0019  
CAMA Number: 58-000-0019  
Property Address: 233 WOODBURY ST

Mailing Address: CAVILLA ROBERT C AMY BOTTOMLEY  
CAVILLA  
233 WOODBURY ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 58-0022  
CAMA Number: 58-000-0022  
Property Address: 51 GREENBROOK RD

Mailing Address: GINGRICH BRUCE F JR SUSAN A TE  
51 GREENBROOK RD  
SOUTH HAMILTON, MA 01982

Parcel Number: 58-0023  
CAMA Number: 58-000-0023  
Property Address: 45 GREENBROOK RD

Mailing Address: WAINWRIGHT ANDREW S NATALIA K  
45 GREENBROOK RD  
SOUTH HAMILTON, MA 01982

Parcel Number: 58-0024  
CAMA Number: 58-000-0024  
Property Address: 37 GREENBROOK RD

Mailing Address: THE MARY C HAMILTON 2009 TRUST  
37 GREENBROOK RD  
SOUTH HAMILTON, MA 01982

Parcel Number: 58-0025  
CAMA Number: 58-000-0025  
Property Address: 29 GREENBROOK RD

Mailing Address: GALE DONNA C  
29 GREENBROOK RD  
SOUTH HAMILTON, MA 01982

Parcel Number: 58-0045  
CAMA Number: 58-000-0045  
Property Address: 225 WOODBURY ST

Mailing Address: RENNICKS DIANE M  
225 WOODBURY ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 64-0005  
CAMA Number: 64-000-0005  
Property Address: 130 ESSEX ST

Mailing Address: GORDON-CONWELL THEO SEM INC  
130 ESSEX ST  
SOUTH HAMILTON, MA 01982



www.cai-tech.com

2/28/2023

Data shown on this report is for informational purposes only. The Town of Hamilton and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report. The Town of Hamilton makes no warranties with regard to the report's accuracy or completeness and assumes no liability associated with use of the data.

Page 1 of 1

CAVILLA ROBERT C  
AMY BOTTOMLEY CAVILLA  
233 WOODBURY ST  
SOUTH HAMILTON, MA 01982

DAVIS TIMOTHY K  
LISA M  
265 WOODBURY ST  
SOUTH HAMILTON, MA 01982

GALE DONNA C  
29 GREENBROOK RD  
SOUTH HAMILTON, MA 01982

GINGRICH BRUCE F JR  
SUSAN A TE  
51 GREENBROOK RD  
SOUTH HAMILTON, MA 01982

GORDON-CONWELL THEO SEM I  
130 ESSEX ST  
SOUTH HAMILTON, MA 01982

LOPILATO ROBERT  
JANE E  
251 BRIDGE ST  
SOUTH HAMILTON, MA 01982

RENNICKS DIANE M  
225 WOODBURY ST  
SOUTH HAMILTON, MA 01982

RUSSO BRIAN E  
EMILY TURNER RUSSO  
249 BRIDGE ST  
SOUTH HAMILTON, MA 01982

THE MARY C HAMILTON 2009  
37 GREENBROOK RD  
SOUTH HAMILTON, MA 01982

WAINWRIGHT ANDREW S  
NATALIA K  
45 GREENBROOK RD  
SOUTH HAMILTON, MA 01982



## REQUEST FOR LEGAL NOTICE

I understand that by signing this form, I am agreeing to the cost of the legal notice to be published in the newspaper.

Payment is required at the time of the legal notice being received by the city and before it is published in the newspaper.

Please make checks payable to **THE SALEM NEWS** and mail to:

**The Salem News  
Attn: Legal Notice  
300 Rosewood Drive  
Suite 107  
Danvers, MA 01923**

978-675-2710

snlegals@northofboston.com

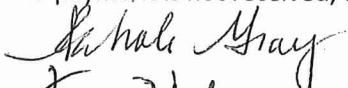
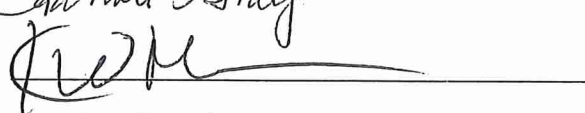
Prepaid cost required to run: \$260 per day

\*\*\*Important: Average legal notice costs are estimated; customer will be refunded if the legal is less than the deposit amount.

Check # \_\_\_\_\_ (attach check)

Credit Card – please call our legal notice clerk at 978-338-2512.

If payment is not received, the legal notice will be cancelled.

Signed Applicant/Authorized Agent

Print Name: Nichole Gray and K. William Miller

Address: 265 Woodbury St.  
S. Hamilton, MA 01982

Phone: 978-869-5342 or 978-810-1517

Date: \_\_\_\_\_

### Notice of Public Hearing - Town of Hamilton Zoning Board of Appeals

A Public Hearing will be held on Wednesday, April 5, 2023, at 577 Bay Road, Hamilton, MA, Town Hall, Memorial Room, & via Zoom, to commence at 7:00 PM. The application is for the property owned by Sara & Douglas Cook, located at 11 Rust Street, Assessor's Map 55, Lot 168. Applicant is seeking a Finding under Bylaw 5.3.4.5 in order to create a full second floor of living area, add a front porch and a bay window. 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



Kec 3-3-23  
paid \$75 #135

**TOWN OF HAMILTON  
ZONING BOARD OF APPEALS**

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

Date Submitted: 3-3-23

Applicant Name: Sara & Douglas Phone: 781-472-0533

Applicant Address: COOK 11 Rust St S Hamilton

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:

Bylaw  
5.3.4.5

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:

Existing Lot Size: 4,010 sq ft

State Briefly what structures are on the property: single family house; shed

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

We would like to renovate the existing partial second story to a full second floor. And add a front porch.

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: [Signature]

Address: 11 Rust St  
S Hamilton MA 01982

Phone: 781-472-0533

fulleclipse28@gmail.com



**TOWN OF HAMILTON  
ZONING BOARD OF APPEALS**

**REQUEST FOR FINDINGS OF FACT  
EXTENSION OR ALTERATION OF A NON-CONFORMING USE**

Date Submitted: March 3, 2023

Applicant Name: Sara and Douglas Cook

Non-Conforming Property Located at: 11 Rust Street

Note the Existing Non-Conformity (check all that apply):

- ☒ Lot Size
- ☒ Front Yard Setback
- ☒ Side Yard Setback
- ☒ Rear Yard Setback
- ☒ Lot Coverage
- ☐ Property/Building Use
- ☐ Other: \_\_\_\_\_

Will the proposed extension or alteration meet current zoning requirements:

- ☐ Yes
- ☒ No: State non-compliance of extension/alteration

same setback non-conformity as existing  
Height of north side of house will increase

(LEFT → RIGHT)  
SIDES

Will the proposed extension or alteration further encroach on the existing non-conformity

- ☐ Yes: State further encroachment

☒ No

Applicant shall state that the extension or alteration reflects the nature and purpose of the previous use (or) that the extension or alteration is no different in kind in its effect on the neighborhood as compared with the previous use, for the following reasons:

No change in use

Applicant shall state that the extension or alteration will not be substantially more detrimental to the neighborhood than the existing non-conforming use or structure for the following reasons:

Similar to neighboring properties, not detrimental

Signed: \_\_\_\_\_

Address: 11 Rust St

S Hamilton MA 01982

Phone: 781-472-0533

## Petition for Finding

Submitted by Sara and Douglas Cook  
11 Rust St, Hamilton MA 01982  
(781) 472-0533

To the Zoning Board of Appeals:

We would like to renovate our 3-bedroom, single family home at 11 Rust Street. This parcel (# 168 on map 55) is a non-conforming lot of approximately 4,010.6 s.f. with one house and a small garden shed.

Our proposed plan calls for expanding the existing second floor of the house, adding a bathroom, and a small front porch. Other than the front porch and a bay window on the front side of the house, the footprint of the house would not change. Our existing back deck will be demolished.

Due to the proximity of the house to the lot lines shared with our neighbors at 15 Rust St and 156 Willow St, we are requesting a finding in order to apply for a building permit to renovate the house. The setback from the street, although it is also non-conforming, will not require a finding. This is because our smallest setback with respect to Rust Street is still larger than the average setback of our neighbors on either side. The relevant plot plans (to scale) are attached, which demonstrate the neighbors' setbacks.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Sara Cook', with a long horizontal flourish extending to the right.

Sara Cook

Douglas Cook



## REQUEST FOR LEGAL NOTICE

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Please make checks payable to **THE SALEM NEWS** and mail to:

**The Salem News**  
**Attn: Legal Notice**  
**300 Rosewood Drive**  
**Suite 107**  
**Danvers, MA 01923**

978-675-2710

snlegals@northofboston.com

Prepaid cost required to run: \$260 per day

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Check # \_\_\_\_\_ (attach check)

Credit Card – please call our legal notice clerk at 978-338-2512.

If payment is not received, the legal notice will be cancelled.

\_\_\_\_\_  
Signed Applicant/Authorized Agent

Print Name: Sara E. Cook

Address: 11 Rust St  
S Hamilton MA 01982

Phone: 781-472-0533

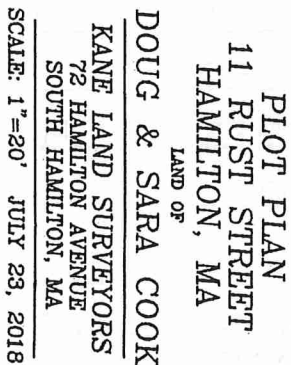
Date: Mar 3, 2023

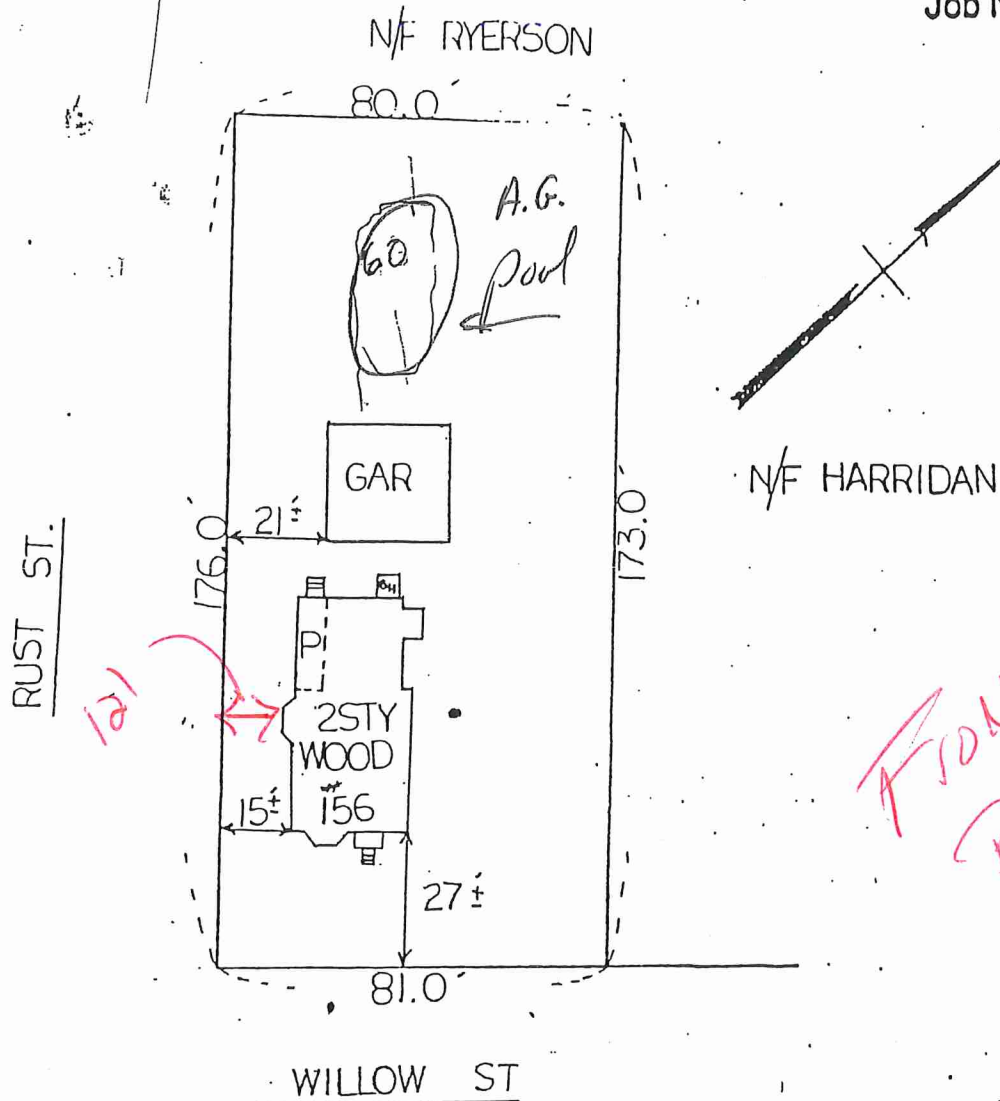
15 Rusty  
156 or 1100 st

---

9'  
12'

10.5





This plan was not prepared from an instrument survey. Offsets and distances shown should not be used to establish property lines.

This plan is intended for mortgage purposes only.

I certify that the structure S shown on this Plan: WERE in conformance with the zoning setbacks in effect at the time of construction.

I certify that the parcel shown is NCT located within a flood hazard area as depicted on FEMA Flood Insurance Rate Maps for Community No: 250084

# MORTGAGE LOAN INSPECTION

LOCATION: 155 WILLOW ST  
HAMILTON MA

SCALE: 1" = 40' DATE: 2-11-88

REGISTRY: SO ESSEX

TITLE REFERENCE: BK: 5279 PG: 775

PLAN REFERENCE: N/A

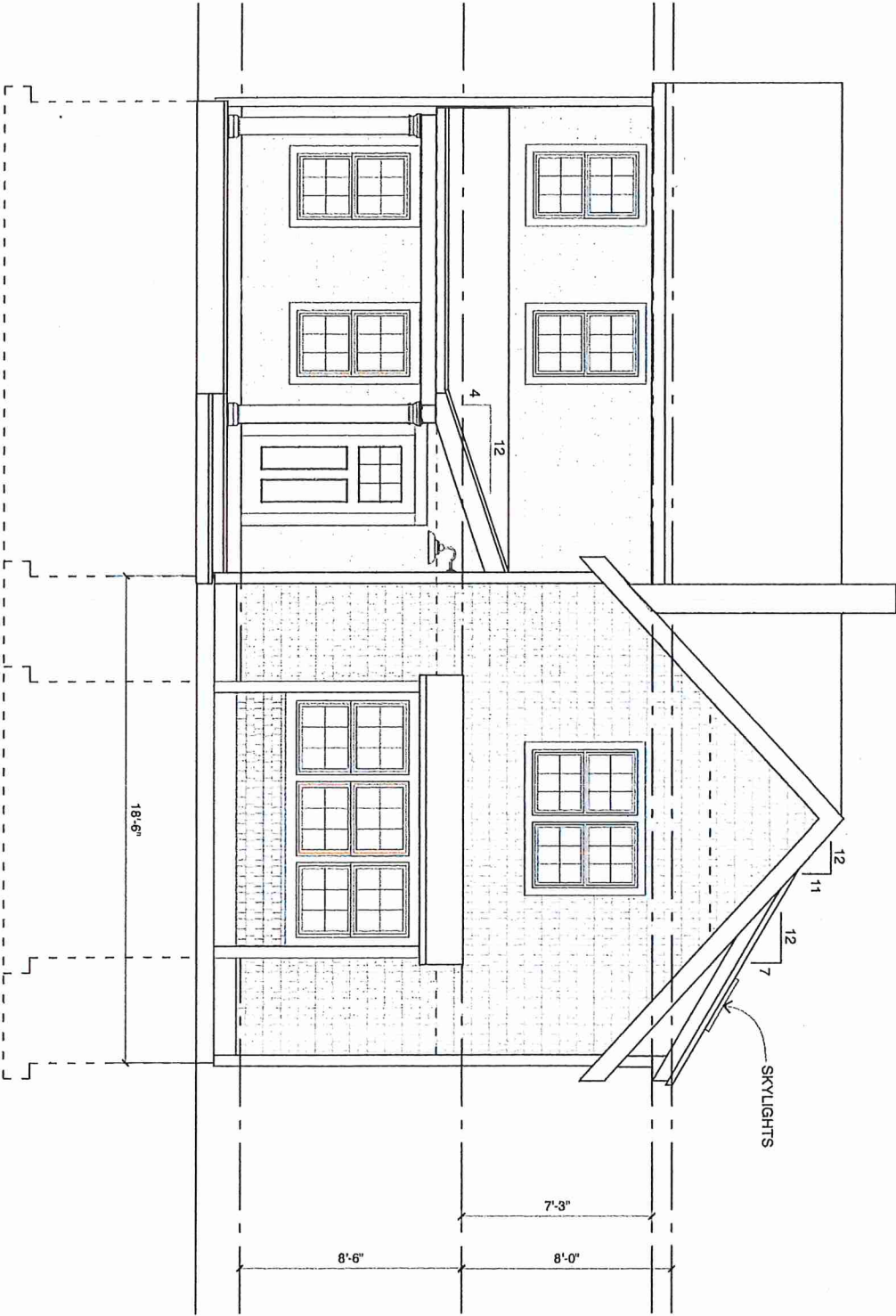
**COREY & DONAHUE, INC.**  
Engineers & Surveyors  
198 Cambridge Road, Woburn, MA 01801

**Current  
South  
Elevation**



Proposed

# The South side faces the street



GENERAL NOTES	
1. Dimensions are noted to be scaled for reference only. All dimensions are in feet and inches unless otherwise noted on drawings.	
2. Interior wall studs are to be 2 x 4 studs with 1/2" FIC GVM each side.	
3. The Contractor shall verify the building conditions are at variance with those indicated on the drawings. The Contractor shall be responsible to verify all dimensions at the job site.	
4. All work shall comply with all codes and regulations of the Commonwealth of Massachusetts, including Building, Electrical, Fire, Mechanical, Energy, and other applicable codes and regulations. Bylaws for the Town of TOSFIELD MA.	
5. Quality Assurance. Comply with governing codes and regulations.	
6. HVAC Work. GC to provide HVAC equipment, ductwork, and controls. GC to provide a properly sized and operating system, meeting all applicable codes.	
7. Plumbing. GC to provide Design/Build plumbing contractor. Provide all items meeting all applicable codes, and system. Plumber to connect to existing system.	
8. Electrical work. GC to provide Design/Build electrical contractor. Provide all items meeting all applicable codes.	
9. All Smoke Detectors and Carbon Monoxide detectors to be installed in ceilings. Smoke Detectors to be installed in ceilings.	
10. Contractor to provide Fire Check and the as required for permitting.	

**Cook Residence**  
11 Rust Street  
South Hamilton MA

Design Architect:  
Robert May, Architect  
34 Lakemans Lane  
Ipswich MA 01938  
978.356.5175

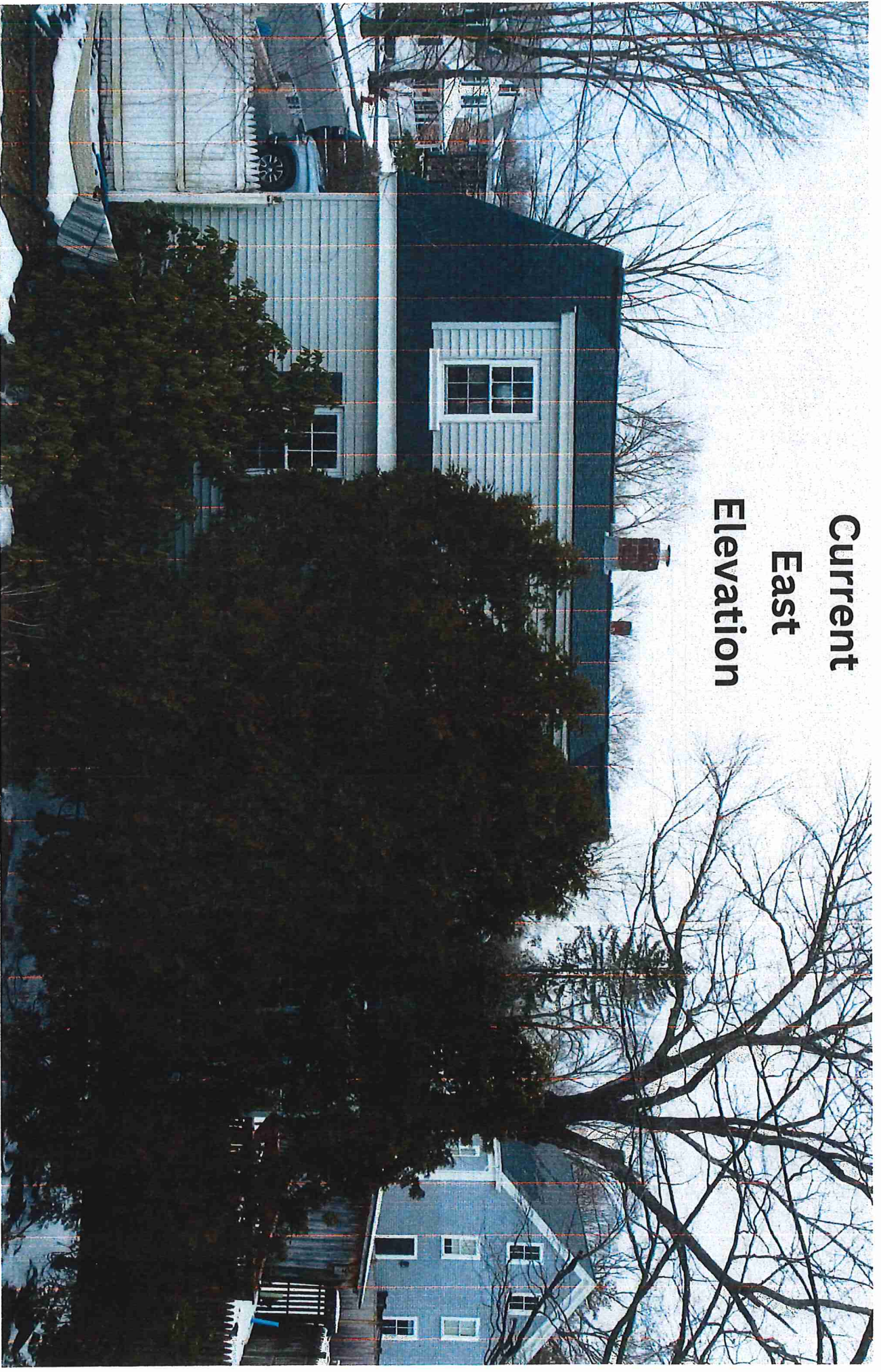
General Contractor:

REV	DATE 7 FEB 2023
CHECKED	SCALE 1/4" = 1'-0"

**Proposed South Front Elevation**

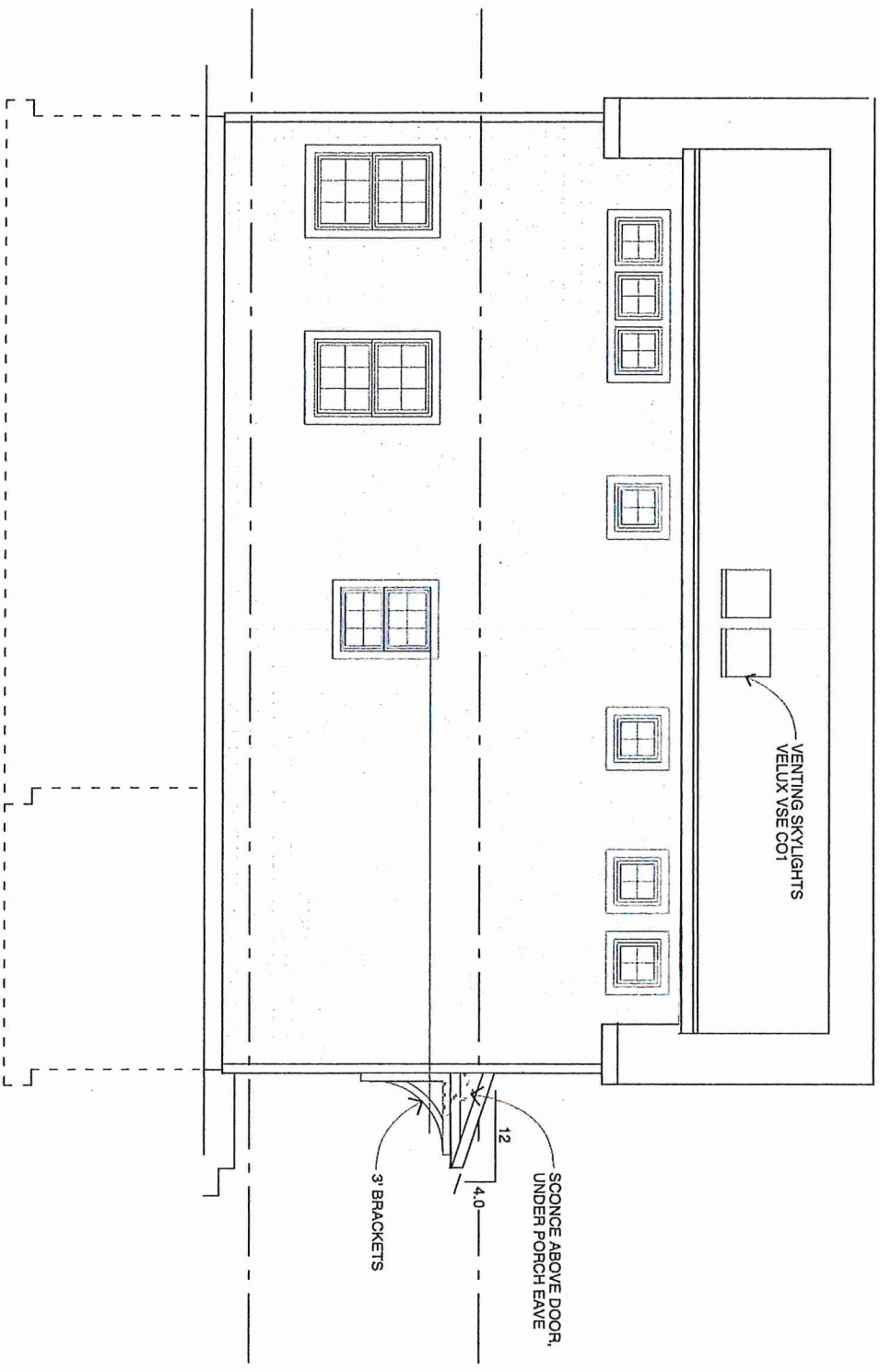
**A4**

**Current  
East  
Elevation**



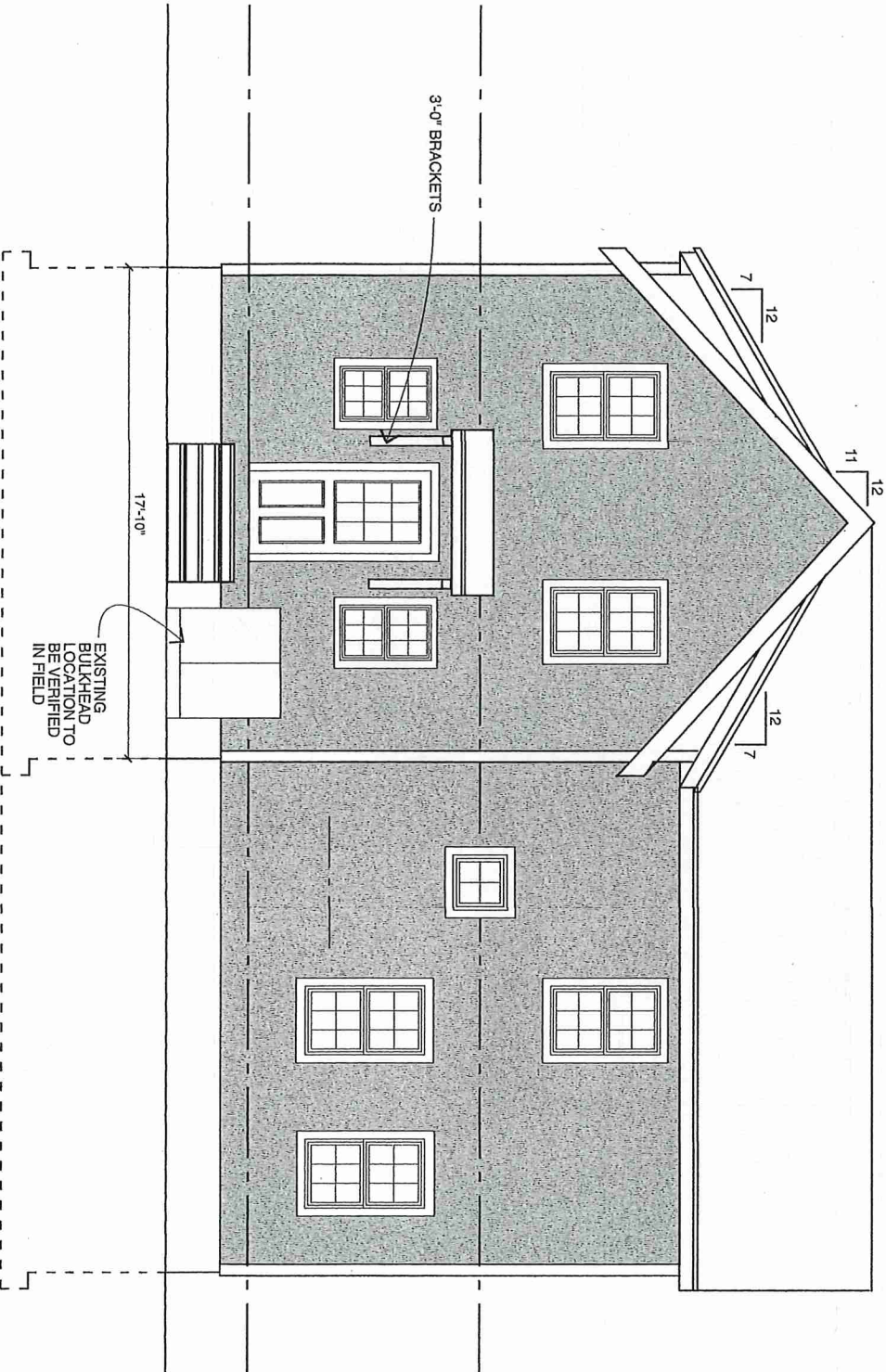
PROPOSED - (RIGHT SIDE)

The east side of the house is 2' from the property boundary



GENERAL NOTES			
1. Dimensions are not to be scaled for dimensions or sections.			
2. Interior wall studs are to be 2 x 4 studs with 12" F.O. GIRD studs.			
3. Unless otherwise noted on drawings:			
a. The Contractor shall verify the building conditions are at variance with experienced workmen, drawings. The Contractor shall be responsible to verify all dimensions at the job site.			
4. All work shall conform to all codes currently in effect for the Commonwealth of Massachusetts, including Building, Electrical, Mechanical, Plumbing and Fire Codes. And the zoning Bylaws for the Town of Topsfield, MA.			
5. Quality Assurance. Comply with governing codes and regulations.			
6. HVAC Work. GC to provide HVAC equipment and ductwork, and perform necessary for a properly sized and operating system, meeting all applicable codes.			
7. Plumbing. GC to provide Design/Build necessary for a properly operating system, meeting all applicable codes, including all required permits.			
8. Electrical work. GC to provide Design/Build necessary for a properly operating system, meeting all applicable codes, including all required permits.			
9. All Scaffolding, Shoring and Cribbing Materials dependent to meet all applicable codes, including all required permits.			
10. All work shall conform to all codes currently in effect for the Commonwealth of Massachusetts, including Building, Electrical, Mechanical, Plumbing and Fire Codes. And the zoning Bylaws for the Town of Topsfield, MA.			
as required for permitting.			
<b>Cook Residence</b> 11 Rust Street South Hamilton MA			
Design Architect: Robert May, Architect 34 Lakemans Lane Ipswich MA 01938 978.356.5175			
General Contractor:			
REV DATE 7 FEB 2023			
CHECKED SCALE 1/4" = 1'-0"			
<b>Proposed East Elevation</b>			
<b>A7</b>			

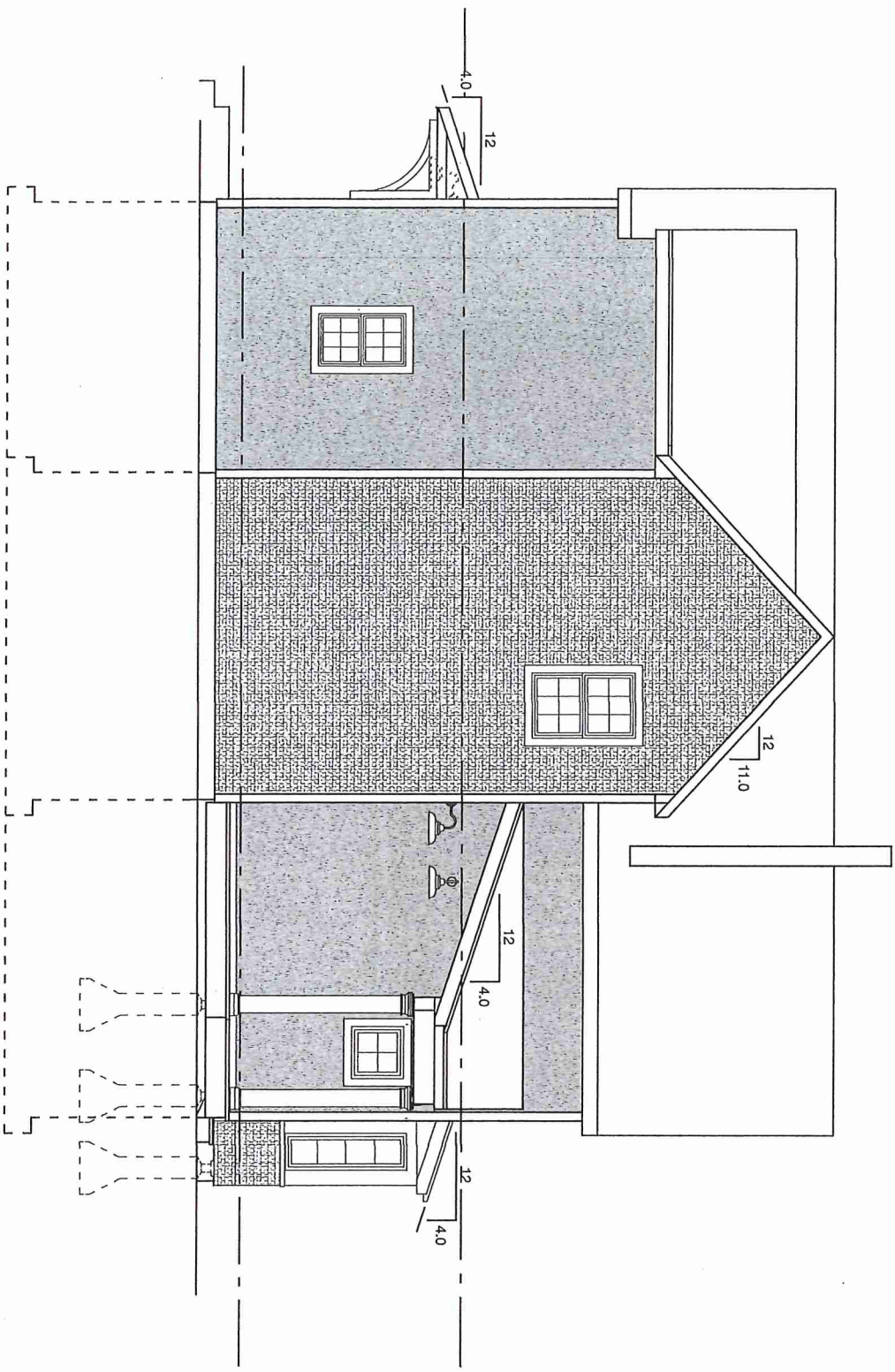
PROPOSED (REAR ELEVATION)



GENERAL NOTES	
1. Drawings are not to be scaled for dimensions or locations.	
2. Interior wall studs are to be 2 x 4 studs unless otherwise noted on drawings.	
3. The Contractor shall notify the Architect in the event that site or field conditions conflict with the drawings. Use experienced workmen capable of verifying all dimensions at the job site.	
4. All work shall comply with all codes currently in effect for the Commonwealth of Massachusetts, including Building, Electrical, Fire, Mechanical, Energy, and the Zoning Ordinance of the City of Boston, MA.	
5. Codes and regulations. Comply with governing codes and regulations.	
6. HVAC Work. GC to provide HVAC design/build services. Provide all items necessary for a properly sized and operating system, including ductwork, registers, and controls. GC to supply and install.	
7. Plumbing. GC to provide design/build services. Provide all items necessary for a properly operating system. Plumber to connect to existing systems.	
8. Electrical work. GC to provide Design/Build electrical services. Provide all items necessary for a properly operating system, including wiring, conduit, and equipment.	
9. All Smoke Detectors and Carbon Monoxide Detectors to be installed and tested. Smoke Detectors to be installed in ceilings.	
10. Contractor to provide Pass Check and the Mass WPCMA Checklist Documentation as required for permitting.	

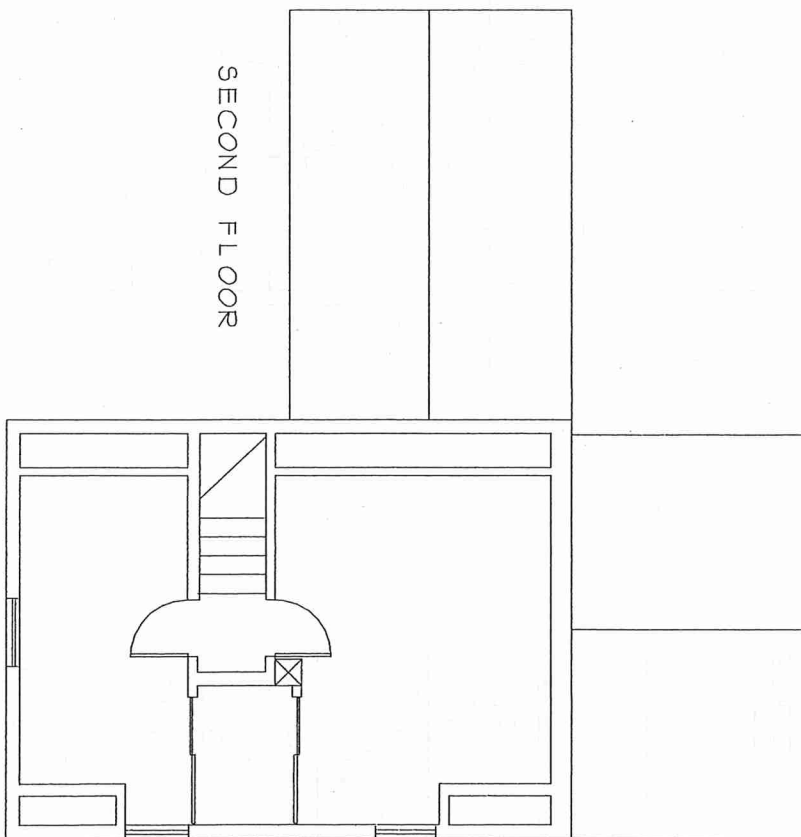
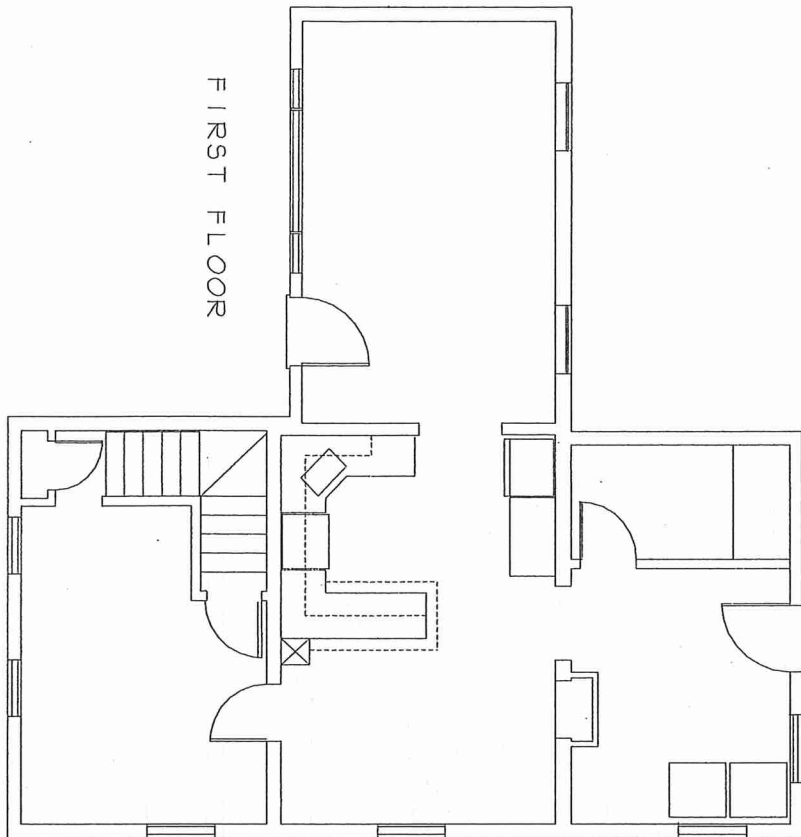
<b>Cook Residence</b> 11 Rust Street South Hamilton MA	
Design Architect:	Robert May, Architect 34 Lakemans Lane Ipswich MA 01938 978.356.5175
General Contractor:	
REV	DATE 8 FEB 2023
CHECKED	SCALE 1/4" = 1'-0"
Proposed North Rear Elevation	
A6	

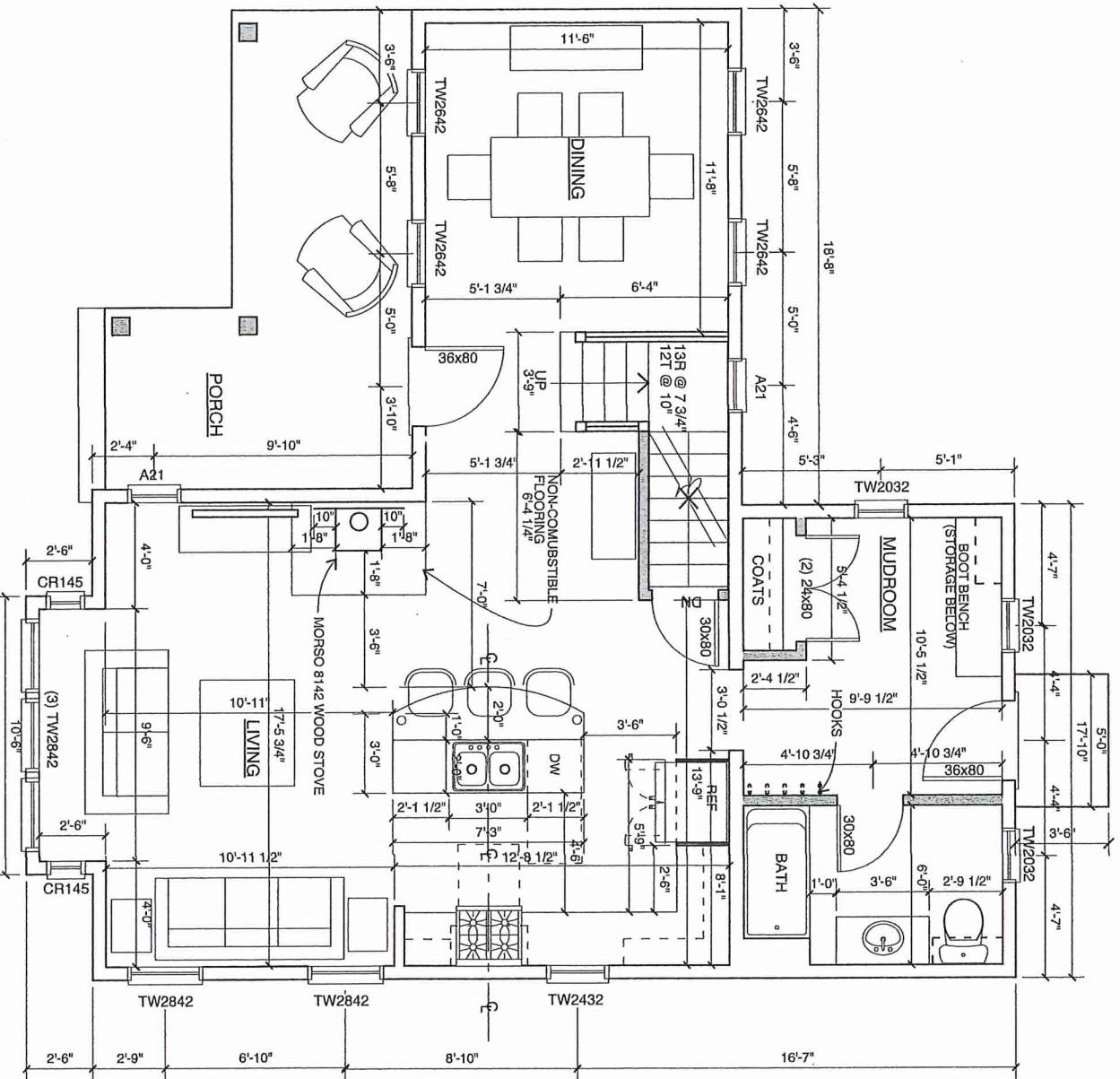
Proposed (LEFT ELEVATION)



<b>GENERAL NOTES</b>	
1. Drawings are not to be scaled for dimensions or locations.	
2. Interior wall studs are to be 2 x 4 studs with 16" P.C. GWS each side.	
3. The Contractor shall verify the building conditions are in variance with the drawings and specifications. Use experienced workmen. Verify all dimensions at the job site.	
4. All work shall comply with all codes currently in effect for the Building, Electrical, Fire, Mechanical, and Plumbing Codes. And the zoning bylaws for the town of TOWNFIELD MA.	
5. Quality Assurance. Comply with governing codes and specifications.	
6. HVAC. HVAC. G.C. to provide HVAC design/build service. Provide all items necessary for a properly sized and operating system, meeting all applicable codes.	
7. Plumbing. G.C. to provide design/build service. Provide all items necessary for a properly operating system, meeting all applicable codes. Plumber to connect to existing systems.	
8. Electrical work. G.C. to provide design/build service. Provide all items necessary for a properly operating system, meeting all applicable codes. Electrician to connect to existing systems.	
9. All Smoke Detectors and Carbon Monoxide Detectors to be hardwired and tested to meet all applicable codes. Smoke detectors to be tested and verified.	
10. Contractor to provide the Check and the Mass WFOCM Checklist Documentation as required for permitting.	
<b>Cook Residence</b> 11 Rust Street South Hamilton MA	
Design Architect: Robert May, Architect 34 Lakemans Lane Ipswich MA 01938 978.356.5175	
General Contractor:	
REV	DATE 9 FEB 2023
CHECKED	SCALE 1/4" = 1'-0"
<b>Proposed West Elevation</b>	
<b>A5</b>	

# Existing Floor Plans





# GENERAL NOTES

1. Drawings are not to be scaled for dimensions or locations.
2. Interior finish (G.C. QWB) are to be 2 x 4 studs unless otherwise noted on drawings.
3. The Contractor shall notify the Architect in the event that site or conditions are not as shown on the drawings. The Contractor shall be responsible to verify all dimensions at the job site.
4. All work shall comply with all codes governing the work, including but not limited to: Building, Electrical, Fire, Mechanical, Energy, and other applicable codes and regulations.
5. Quality Assurance. Comply with governing codes and regulations.
6. HVAC Work. GC to provide HVAC design/build service. Provide all items necessary for a properly operating system, meeting all applicable codes.
7. Plumbing. GC to provide Design/build plumbing contractor. Provide all items necessary for a properly operating system, meeting all applicable codes.
8. Electrical work. GC to provide Design/build necessary for a properly operating system, meeting all applicable codes.
9. All Smoke Detectors and Carbon Monoxide Detectors to be installed in ceilings. Smoke Detectors to be installed in ceilings.
10. Contractor to provide Risk Check and the Mass WFOCA Checklist Documentation as required for permitting.

## Cook

Residence  
11 Rust Street  
South Hamilton MA

Design Architect:

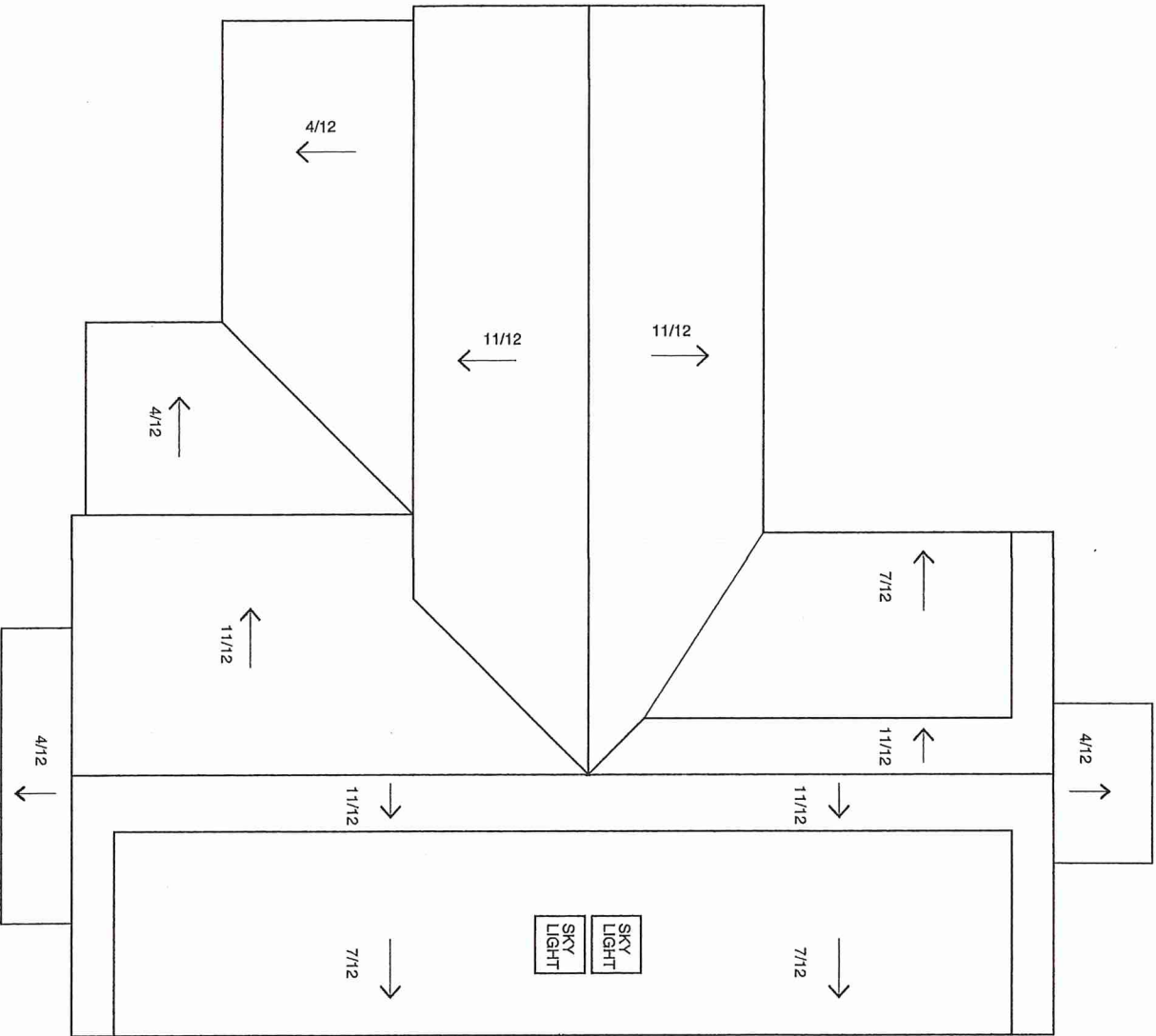
Robert May, Architect  
34 Lakemans Lane  
Ipswich MA 01938  
978.356.5175

General Contractor:

Proposed  
First Floor Plan

A1

COPYRIGHT 2021 BOB MAY ARCHITECT



GENERAL NOTES

1. Drawings are not to be scaled for dimensions or location.
2. Interior wall studs are to be 2 x 4 studs unless otherwise noted on drawings.
3. The Contractor shall notify the Architect in the event that site or conditions are not in accordance with the information on drawings. The Contractor shall be responsible to verify all dimensions at the job site.
4. All work shall comply with all codes currently in effect for the Building, Electrical, Fire, Mechanical, Energy, and Plumbing Codes. And the zoning Ordinance for the Town of IPSWICH, MA.
5. Utility and easements. Comply with governing codes and standards.
6. HVAC Work. GC to provide HVAC equipment for a properly sized and operating system. Provide all necessary ductwork, piping, and controls.
7. Plumbing. GC to provide all necessary plumbing materials and labor. Provide all necessary for a properly operating system. Plumber to connect to existing system.
8. Electrical work. GC to provide Design/Build electrical contractor. Provide all hours necessary for a properly operating system. Provide all necessary materials and labor. Provide all necessary for a properly operating system. Provide all necessary materials and labor. Provide all necessary for a properly operating system.
9. All Smoke Detectors and Carbon Monoxide Detectors to be hardwired and tested. Smoke Detectors to be installed in ceilings.
10. Contractor to provide Fire Check and the Mass WPCMA Electrical Documentation as required for permitting.

**Cook**  
**Residence**  
11 Rust Street  
South Hamilton MA  
Design Architect:  
Robert May, Architect  
34 Lakemans Lane  
Ipswich MA 01938  
978.356.5175  
General Contractor:

REV	DATE 8 FEB 2023
CHECKED	SCALE 1/4" = 1'-0"
Proposed Roof Plan	
A3	

March 3, 2023

Map 55, Lot 168

**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:

11 Rust St

So. Hamilton

Dated March 3, 2023

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

Jane Dooley

Assistant Assessor



## 300 feet Abutters List Report

Hamilton, MA  
March 03, 2023

### Subject Property:

Parcel Number: 55-0168  
CAMA Number: 55-000-0168  
Property Address: 11 RUST ST

Mailing Address: COOK DOUGLAS SARA  
11 RUST ST  
SOUTH HAMILTON, MA 01982

---

### Abutters:

Parcel Number: 55-0132  
CAMA Number: 55-000-0132  
Property Address: 121-129 RAILROAD AV

Mailing Address: HAMILTON HOUSING AUTHORITY  
117 RAILROAD AV  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0133  
CAMA Number: 55-000-0133  
Property Address: 113 RAILROAD AV

Mailing Address: EVERSON MICHAEL M DOBRUSIN  
FALLYN E  
113 RAILROAD AV  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0134  
CAMA Number: 55-000-0134  
Property Address: 100 WILLOW ST

Mailing Address: POSTERNACK MICHAEL POSTERNACK  
JULIE  
100 WILLOW ST  
S HAMILTON, MA 01982

Parcel Number: 55-0135  
CAMA Number: 55-000-0135  
Property Address: 116 WILLOW ST

Mailing Address: WHITNEY TERESA L POPP DANIEL F  
116 WILLOW ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0136  
CAMA Number: 55-000-0136  
Property Address: 125 WILLOW ST

Mailing Address: BELL ATLANTIC VERIZON NEW  
ENGLAND INC  
PO BOX 2749  
ADDISON, TX 75001

Parcel Number: 55-0137  
CAMA Number: 55-000-0137  
Property Address: 136 WILLOW ST

Mailing Address: CRONIN DIANNA H  
136 WILLOW ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0138  
CAMA Number: 55-000-0138  
Property Address: 8 RUST ST

Mailing Address: HAGSTROM ANDERS G NICHOLE J  
8 RUST ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0139  
CAMA Number: 55-000-0139  
Property Address: 14 RUST ST

Mailing Address: DINSMOOR ROBERT S  
14 RUST ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0140  
CAMA Number: 55-000-0140  
Property Address: 16 RUST ST

Mailing Address: COYLE PATRICK M COYLE ABIGAIL P  
16 RUST ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0141  
CAMA Number: 55-000-0141  
Property Address: 121 RAILROAD AV

Mailing Address: HAMILTON HOUSING AUTHORITY  
121 RAILROAD AV  
SOUTH HAMILTON, MA 01982



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3/3/2023

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Abutters List Report - Hamilton, MA



## 300 feet Abutters List Report

Hamilton, MA  
March 03, 2023

Parcel Number: 55-0164 CAMA Number: 55-000-0164 Property Address: 25 RUST ST	Mailing Address: MOYNIHAN JAMES M JACQUELYN M TE 25 RUST ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0165 CAMA Number: 55-000-0165 Property Address: 19 RUST ST	Mailing Address: ROGAL CHARLES R ELAINE 19 RUST ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0166 CAMA Number: 55-000-0166 Property Address: 17 RUST ST	Mailing Address: PADOVANI KRISANNE M S/O PADOVANI STEVEN M & KRISAN 17 RUST ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0167 CAMA Number: 55-000-0167 Property Address: 15 RUST ST	Mailing Address: NEILL TIMOTHY NEILL COURTNEY 15 RUST ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0169 CAMA Number: 55-000-0169 Property Address: 156 WILLOW ST	Mailing Address: OZAHOWSKI STEVEN G CHRISTINE 156 WILLOW ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0170 CAMA Number: 55-000-0170 Property Address: 151 WILLOW ST	Mailing Address: DALTON PAUL E JAMIE J TE 151 WILLOW ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0174 CAMA Number: 55-000-0174 Property Address: 32 CUMMINGS AV	Mailing Address: WRIGHT BENJAMIN THATCHER WRIGHT KAILEE ANN 32 CUMMINGS AV SOUTH HAMILTON, MA 01982
Parcel Number: 55-0175 CAMA Number: 55-000-0175 Property Address: 175 WILLOW ST	Mailing Address: STEIN BRIAN D STEPHANIE L 175 WILLOW ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0176 CAMA Number: 55-000-0176 Property Address: 176 WILLOW ST	Mailing Address: GLADCHUN MICHAEL F TIGHE LEAH 176 WILLOW ST SOUTH HAMILTON, MA 01982
Parcel Number: 55-0177 CAMA Number: 55-000-0177 Property Address: 12 HAMILTON AV	Mailing Address: THE 10-12 HAMILTON AVE RLTY TR C/O KLOSOWSKI HEATHER 30 BRIDGE ST HAMILTON, MA 01982
Parcel Number: 55-0178 CAMA Number: 55-000-0178 Property Address: 16 HAMILTON AV	Mailing Address: THOMPSON MICHAEL C SHELBY R 16 HAMILTON AV SOUTH HAMILTON, MA 01982
Parcel Number: 55-0179 CAMA Number: 55-000-0179 Property Address: 22 HAMILTON AV	Mailing Address: CROWTHER ROBERT 22 HAMILTON AV SOUTH HAMILTON, MA 01982



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Page 2 of 5

Abutters List Report - Hamilton, MA



## 300 feet Abutters List Report

Hamilton, MA  
March 03, 2023

Parcel Number: 55-0180  
CAMA Number: 55-000-0180  
Property Address: 26 HAMILTON AV

Mailing Address: ZACHARSKI STEVEN E & PIGULA CL  
26 HAMILTON AV  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0216  
CAMA Number: 55-000-0216  
Property Address: 25 HAMILTON AV

Mailing Address: DESIMONE JOHN S SAMIA TE  
25 HAMILTON AV  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0217  
CAMA Number: 55-000-0217  
Property Address: 17 HAMILTON AV

Mailing Address: ARDON MARY K TR ARDON FAMILY  
TRUST  
17 HAMILTON AV  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0218  
CAMA Number: 55-000-0218  
Property Address: 15 HAMILTON AV

Mailing Address: FARRELL SHAWN M MARTHA A HALE  
15 HAMILTON AV  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0219  
CAMA Number: 55-000-0219  
Property Address: 11 HAMILTON AV

Mailing Address: JOHNSON MARY E INDIVIDUALLY  
11 HAMILTON AV  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0220  
CAMA Number: 55-000-0220  
Property Address: 9 HAMILTON AV

Mailing Address: EDWARDS MICHAEL A ELISE R  
9 HAMILTON AV  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0221  
CAMA Number: 55-000-0221  
Property Address: 202 WILLOW ST

Mailing Address: DOLLIVER CHARLES W JR TR  
DOLLIVER FAMILY TRUST  
202 WILLOW ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0238  
CAMA Number: 55-000-0238  
Property Address: 222 WILLOW ST

Mailing Address: ERHARD PAUL P TOMASES SUSAN B  
222 WILLOW ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0239  
CAMA Number: 55-000-0239  
Property Address: 10-12 MILL ST

Mailing Address: GROTO JAMES GROTO NANCY R  
10-12 MILL ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0240  
CAMA Number: 55-000-0240  
Property Address: 16 MILL ST

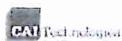
Mailing Address: CHAPPY MANAGEMENT CO  
P.O. BOX 136  
PRIDES CROSSING, MA 01965

Parcel Number: 55-0241  
CAMA Number: 55-000-0241  
Property Address: 22 MILL ST

Mailing Address: BAKER ROBERT H BAKER CANDICE T  
22 MILL ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-0225  
CAMA Number: 55-001-0225  
Property Address: 203 WILLOW ST

Mailing Address: WILLOWDALE ASSOCIATES LLC  
203 WILLOW ST  
SOUTH HAMILTON, MA 01982



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Page 3 of 5

Abutters List Report - Hamilton, MA



## 300 feet Abutters List Report

Hamilton, MA  
March 03, 2023

Parcel Number:	55-0225	Mailing Address:	WILLOWDALE ASSOCIATES LLC
CAMA Number:	55-002-0225		203 WILLOW ST
Property Address:	203 WILLOW ST		SOUTH HAMILTON, MA 01982

Parcel Number:	55-0225	Mailing Address:	WILLOWDALE ASSOCIATES LLC
CAMA Number:	55-003-0225		203 WILLOW STREET
Property Address:	205 WILLOW ST		SOUTH HAMILTON, MA 01982

Parcel Number:	55-0225	Mailing Address:	WILLOWDALE ASSOCIATES LLC
CAMA Number:	55-004-0225		203 WILLOW STREET
Property Address:	205 WILLOW ST		SOUTH HAMILTON, MA 01982

Parcel Number:	55-0225	Mailing Address:	WILLOWDALE ASSOCIATES LLC
CAMA Number:	55-005-0225		203 WILLOW STREET
Property Address:	205 WILLOW ST		SOUTH HAMILTON, MA 01982

Parcel Number:	55-0225	Mailing Address:	WILLOWDALE ASSOCIATES LLC
CAMA Number:	55-006-0225		203 WILLOW STREET
Property Address:	205 WILLOW ST		SOUTH HAMILTON, MA 01982

Parcel Number:	55-0225	Mailing Address:	WILLOWDALE ASSOCIATES LLC
CAMA Number:	55-007-0225		203 WILLOW ST
Property Address:	203 WILLOW ST		SOUTH HAMILTON, MA 01982

Parcel Number:	55-0225	Mailing Address:	WILLOWDALE ASSOCIATES LLC
CAMA Number:	55-009-0225		203 WILLOW ST
Property Address:	203 WILLOW ST		SOUTH HAMILTON, MA 01982

Parcel Number:	55-0225	Mailing Address:	WILLOWDALE ASSOCIATES LLC
CAMA Number:	55-010-0225		203 WILLOW ST
Property Address:	203 WILLOW ST		SOUTH HAMILTON, MA 01982

Parcel Number:	55-0225	Mailing Address:	MAGNUSON DENTAL GROUP P.C.
CAMA Number:	55-08A-0225		205 WILLOW ST BLDG B
Property Address:	205 WILLOW ST		S HAMILTON, MA 01982

Parcel Number:	55-0225	Mailing Address:	WILLOWDALE ASSOCIATES LLC
CAMA Number:	55-08B-0225		203 WILLOW ST
Property Address:	205 WILLOW ST		SOUTH HAMILTON, MA 01982

Parcel Number:	55-0225	Mailing Address:	WILLOWDALE ASSOCIATES LLC
CAMA Number:	55-11A-0225		205 WILLOW ST
Property Address:	203 WILLOW ST		S. HAMILTON, MA 01982

Parcel Number:	55-0225	Mailing Address:	WILLOWDALE ASSOCIATES LLC
CAMA Number:	55-11B-0225		205 WILLOW ST
Property Address:	203 WILLOW ST		S. HAMILTON, MA 01982



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Abutters List Report - Hamilton, MA



## 300 feet Abutters List Report

Hamilton, MA  
March 03, 2023

Parcel Number: 55-0225  
CAMA Number: 55-11C-0225  
Property Address: 203 WILLOW ST

Mailing Address: WILLOWDALE ASSOCIATES LLC  
203 WILLOW ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 55-132A  
CAMA Number: 55-132A-000A  
Property Address: 20 RUST ST

Mailing Address: NAVIEN TIMOTHY THOMAS HAVAN  
ARAZ  
20 RUST ST  
SOUTH HAMILTON, MA 01982



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3/3/2023

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Page 5 of 5

Abutters List Report - Hamilton, MA

ARDON MARY K TR  
ARDON FAMILY TRUST  
17 HAMILTON AV  
SOUTH HAMILTON, MA 01982

DOLLIVER CHARLES W JR TR  
DOLLIVER FAMILY TRUST  
202 WILLOW ST  
SOUTH HAMILTON, MA 01982

JOHNSON MARY E INDIVIDUAL  
11 HAMILTON AV  
SOUTH HAMILTON, MA 01982

BAKER ROBERT H  
BAKER CANDICE T  
22 MILL ST  
SOUTH HAMILTON, MA 01982

EDWARDS MICHAEL A  
ELISE R  
9 HAMILTON AV  
SOUTH HAMILTON, MA 01982

MAGNUSON DENTAL GROUP P.C  
205 WILLOW ST  
BLDG B  
S HAMILTON, MA 01982

BELL ATLANTIC  
VERIZON NEW ENGLAND INC  
PO BOX 2749  
ADDISON, TX 75001

ERHARD PAUL P  
TOMASES SUSAN B  
222 WILLOW ST  
SOUTH HAMILTON, MA 01982

MOYNIHAN JAMES M  
JACQUELYN M TE  
25 RUST ST  
SOUTH HAMILTON, MA 01982

CHAPPY MANAGEMENT CO  
P.O. BOX 136  
PRIDES CROSSING, MA 01965

EVERSON MICHAEL M  
DOBRUSIN FALLYN E  
113 RAILROAD AV  
SOUTH HAMILTON, MA 01982

NAVIEN TIMOTHY THOMAS  
HAVAN ARAZ  
20 RUST ST  
SOUTH HAMILTON, MA 01982

COYLE PATRICK M  
COYLE ABIGAIL P  
16 RUST ST  
SOUTH HAMILTON, MA 01982

FARRELL SHAWN M  
MARTHA A HALE  
15 HAMILTON AV  
SOUTH HAMILTON, MA 01982

NEILL TIMOTHY  
NEILL COURTNEY  
15 RUST ST  
SOUTH HAMILTON, MA 01982

CRONIN DIANNA H  
136 WILLOW ST  
SOUTH HAMILTON, MA 01982

GLADCHUN MICHAEL F  
TIGHE LEAH  
176 WILLOW ST  
SOUTH HAMILTON, MA 01982

OZAHOWSKI STEVEN G  
CHRISTINE  
156 WILLOW ST  
SOUTH HAMILTON, MA 01982

CROWTHER ROBERT  
22 HAMILTON AV  
SOUTH HAMILTON, MA 01982

GROTTO JAMES  
GROTTO NANCY R  
10-12 MILL ST  
SOUTH HAMILTON, MA 01982

PADOVANI KRISANNE M  
S/O PADOVANI STEVEN M & K  
17 RUST ST  
SOUTH HAMILTON, MA 01982

DALTON PAUL E  
JAMIE J TE  
151 WILLOW ST  
SOUTH HAMILTON, MA 01982

HAGSTROM ANDERS G  
NICHOLE J  
8 RUST ST  
SOUTH HAMILTON, MA 01982

POSTERNACK MICHAEL  
POSTERNACK JULIE  
100 WILLOW ST  
S HAMILTON, MA 01982

DESIMONE JOHN S  
SAMIA TE  
25 HAMILTON AV  
SOUTH HAMILTON, MA 01982

HAMILTON HOUSING AUTHORIT  
117 RAILROAD AV  
SOUTH HAMILTON, MA 01982

ROGAL CHARLES R  
ELAINE  
19 RUST ST  
SOUTH HAMILTON, MA 01982

DINSMOOR ROBERT S  
14 RUST ST  
SOUTH HAMILTON, MA 01982

HAMILTON HOUSING AUTHORIT  
121 RAILROAD AV  
SOUTH HAMILTON, MA 01982

STEIN BRIAN D  
STEPHANIE L  
175 WILLOW ST  
SOUTH HAMILTON, MA 01982

THE 10-12 HAMILTON AVE RL  
C/O KLOSOWSKI HEATHER  
30 BRIDGE ST  
HAMILTON, MA 01982

THOMPSON MICHAEL C  
SHELBY R  
16 HAMILTON AV  
SOUTH HAMILTON, MA 01982

WHITNEY TERESA L  
POPP DANIEL F  
116 WILLOW ST  
SOUTH HAMILTON, MA 01982

WILLOWDALE ASSOCIATES LLC  
203 WILLOW ST  
SOUTH HAMILTON, MA 01982

WILLOWDALE ASSOCIATES LLC  
203 WILLOW STREET  
SOUTH HAMILTON, MA 01982

WILLOWDALE ASSOCIATES LLC  
205 WILLOW ST  
S. HAMILTON, MA 01982

WRIGHT BENJAMIN THATCHER  
WRIGHT KAILEE ANN  
32 CUMMINGS AV  
SOUTH HAMILTON, MA 01982

ZACHARSKI STEVEN E & PIGU  
26 HAMILTON AV  
SOUTH HAMILTON, MA 01982

### Notice of Public Hearing -Town of Hamilton Zoning Board of Appeals

A Public Hearing will be held on Wednesday, April 5, 2023, at 577 Bay Road, Hamilton, MA, Town Hall, Memorial Room, and via Zoom, to commence at 7:00 p.m., for the Special Permit Application for the property owned by Paul Thober, located at 438 Asbury Street, Assessor's Map 37, lot 43. Applicant is seeking approval to construct an apartment - Zoning Bylaw 3.6: Accessory Apartment. 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



Rec. 3.3.23  
paid \$75  
# 2617

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) 3.6

**Special Permit Requested. Check all that apply.**

District:	Type Use:
<input checked="" type="checkbox"/> Residential District	<input type="checkbox"/> Residential - Single Family w/ Proposed Accessory Apartment
<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:

Applicant Name: Paul Thober

Phone: 978-238-5200

Applicant Address: 438 Asbury Street, Hamilton, MA 01982

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 Apartment**
- ☐ **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:  $\pm 88,800$

State Briefly what structures are on the property:

Existing 1.5 Story Cottage

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

Convert basement into accessory apartment to provide a rental unit to the housing stock for small households.

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:

Yes, a Building Permit was granted for interior renovations.

Signed: \_\_\_\_\_

Address: 438 Asbury Street

Hamilton, MA 01982

Phone: 978-328-5200





**TOWN OF HAMILTON  
ZONING BOARD OF APPEALS**

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

Date Submitted: \_\_\_\_\_

Applicant Name: Paul Thober

Applicant Address: 438 Asbury Street, Hamilton, MA 01982

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

Owner seeks to create a 1 bedroom accessory apartment in the basement of this home.

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

The proposed apartment will provide a rental unit to the housing stock of the area to meet the needs of small households, without expanding the footprint of the existing structure.

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

The site has an area of 88,000 SF exceeding the required minimum 10,000 SF lot size for an accessory apartment. The siting of the home will allow for a discrete entrance at the rear of the home on the basement level and parking for the apartment will be at the rear.

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

The Title 5 Inspection of the site notes that the lot has a three-bedroom septic system, which will be sufficient to accommodate both the two-bedroom residence and accessory one-bedroom apartment.

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

The use will remain residential. The proposal will not modify the exterior and the apartment entrance will be at the rear of the home, such that the appearance of the home will remain unchanged as a single family residence.

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: Asbury Street - The proposal will not change the road for neither pedestrians nor vehicles, offstreet parking will be provided off the access road on the Southern end of the lot.



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

The proposal will add a parking to the rear of the home to provide direct access to the apartment, which can be seen in the site plan. And the proposed apartment will be within the guidelines specified in Section 3.6.4.



Signed: \_\_\_\_\_

Address: 438 Asbury Street

Hamilton, MA 01982

Phone: 978-328-5200



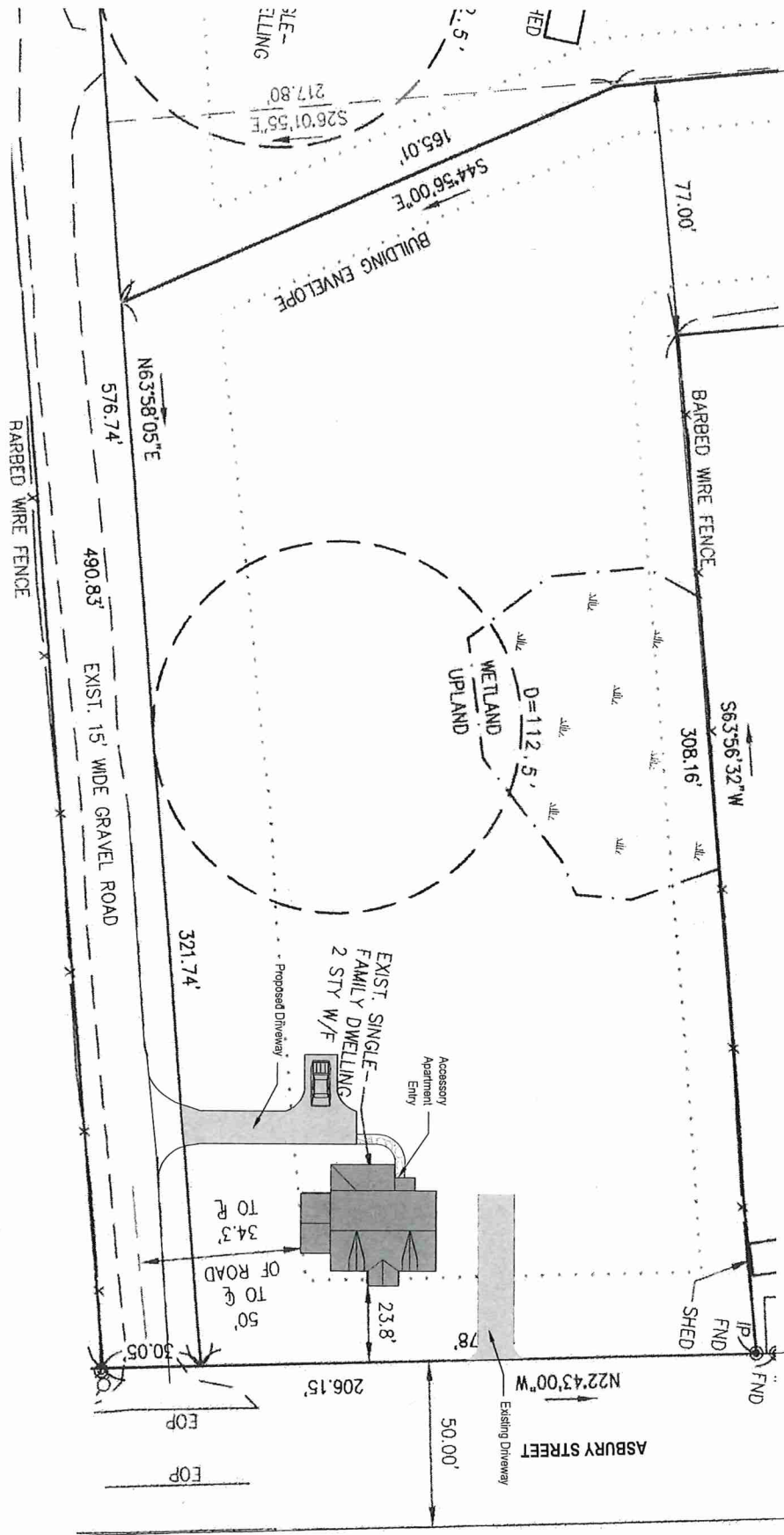
savoie nolan

ARCHITECTS, LLC  
4 South Main Street - 1st Floor, 01460 - 978-355-7785

438 Asbury Street Residence & Proposed Accessory Apartment

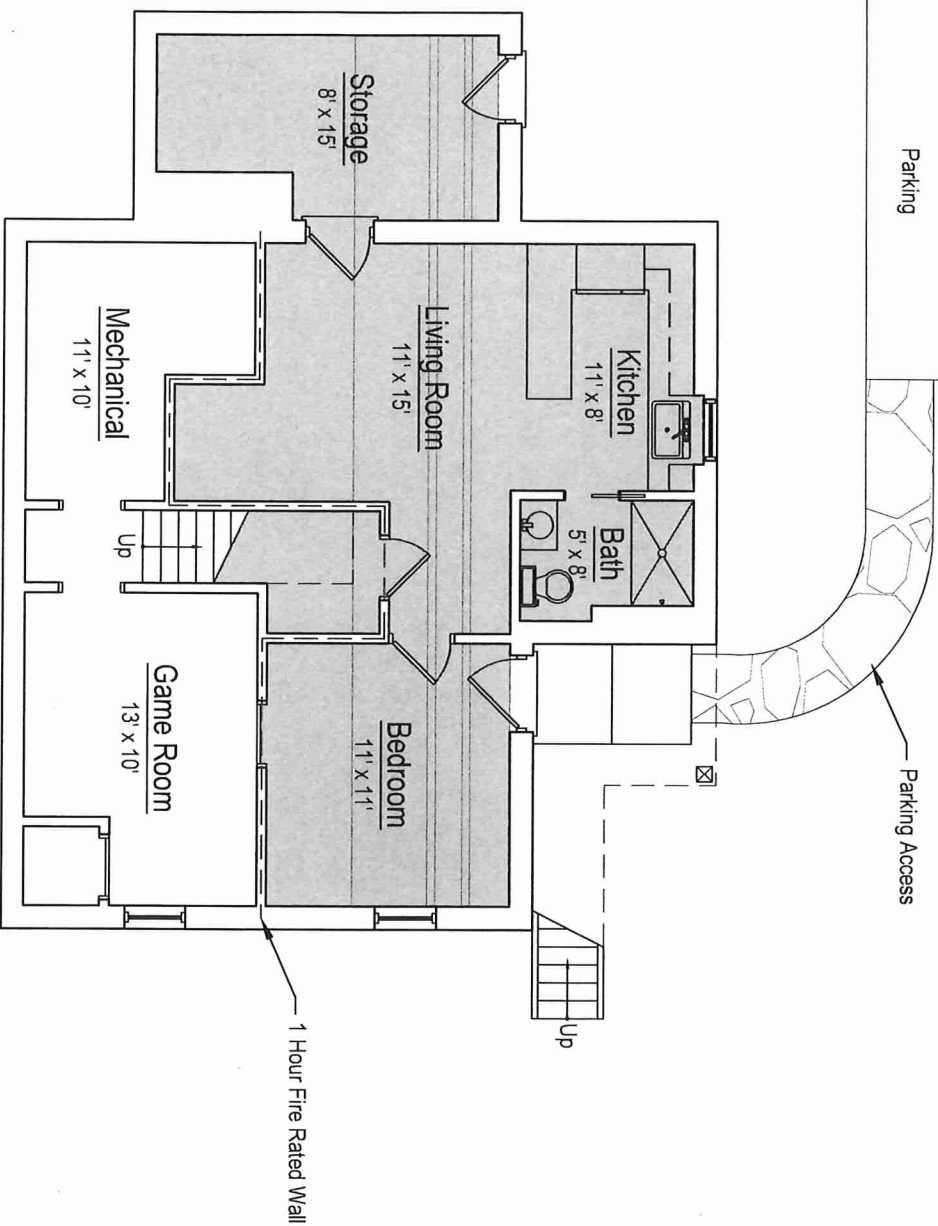
438 Asbury Street, Hamilton, MA  
February 21, 2023  
© 2021 by Savoie Nolan Architects LLC

1 Site Plan  
Scale 1/32" = 1'-0"





Accessory Apartment Area	
Maximum Area	900 S.F.
Proposed Area	723 S.F.



**2** Proposed Basement Plan  
Scale: 1/8" = 1'-0"



savoie nolan

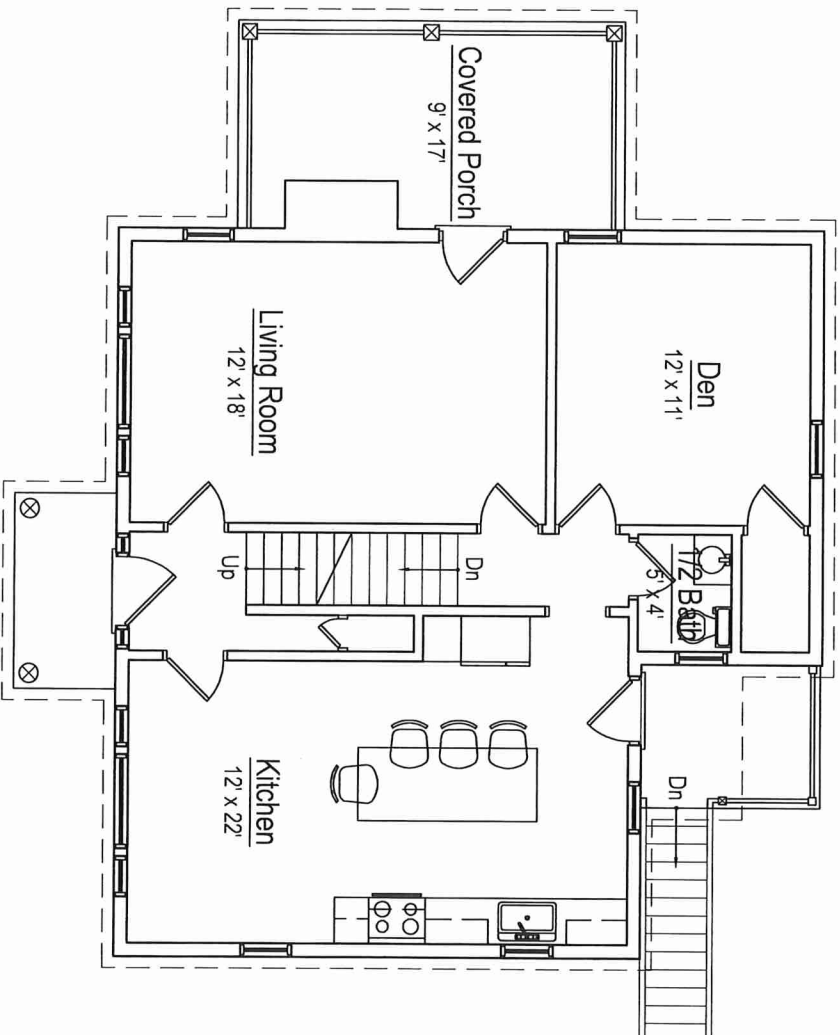
ARCHITECTS LLC  
130 Liberty Street - Danvers, MA 01923 - 978-356-7786

438 Asbury Street Residence & Proposed Accessory Apartment

438 Asbury Street, Hamilton, Ma  
February 21, 2023

© 2022 by Savoie Nolan Architects LLC





**3** Existing First Floor Plan  
Scale: 1/8" = 1'-0"



savoie nolan

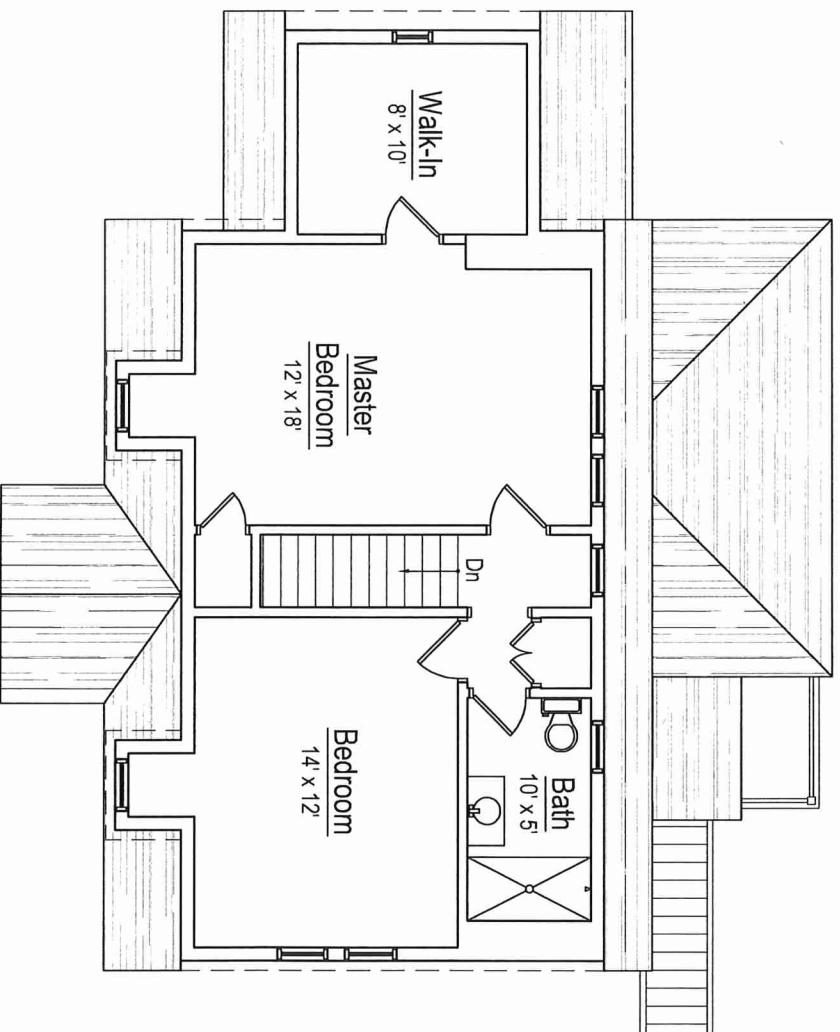
ARCHITECTS LLC  
130 Liberty Street - Danvers, MA 01923 - 978-356-7786

438 Asbury Street Residence & Proposed Accessory Apartment

438 Asbury Street, Hamilton, Ma  
February 21, 2023

© 2022 by Savoie Nolan Architects LLC





**4** Existing Second Floor Plan  
Scale: 1/8" = 1'-0"



savoie nolan

ARCHITECTS LLC

130 Liberty Street - Danvers, MA 01923 - 978-356-7786

438 Asbury Street Residence & Proposed Accessory Apartment

438 Asbury Street, Hamilton, Ma  
February 21, 2023

© 2022 by Savoie Nolan Architects LLC



Return Document to:



SO.ESSEX #391 Bk:40921 Pg:467  
05/09/2022 03:24 PM DEED Pg 1/2  
eRecorded

MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 05/09/2022 03:24 PM  
ID: 1527054 Doc# 20220509003910  
Fee: \$2,508.00 Cons: \$550,000.00

-----[Space Above This Line For Recording Data]-----

### QUITCLAIM DEED

We, Nancy P. Ahern and David Ahern, Trustees of the  
PHILIP C. MARCORELLE IRREVOCABLE TRUST 2020 u/d/t dated May 19, 2020  
as evidenced by Certificate of Trust pursuant to  
M.G.L. c. 184, § 35 recorded herewith ("*Grantor*")

for consideration paid, and in full consideration of  
FIVE HUNDRED FIFTY and 00/100 DOLLARS (\$550,000.00)

grant to

**Paul A. Thober and Kristen H. Thober**, husband and wife, as tenants by the entirety, of  
438 Asbury Street, Hamilton, Massachusetts

with ***QUITCLAIM COVENANTS***,

the land in Hamilton, Massachusetts, with the buildings and improvements thereon,  
situated at and known as 438 Asbury Street, Hamilton, Essex County, Massachusetts,  
being shown as Lot 1 on a plan entitled "Plan of Land for 434-438 Asbury Street, South  
Hamilton, Massachusetts prepared for Philip C. Marcorelle. Scale 1" = 40', dated  
February 27, 2014" prepared by The Morin-Cameron Group, Inc. and recorded in the  
Essex South District Registry of Deeds in Plan Book 443, Plan 27. Being a subdivision of  
the land recorded in Plan Book 83, Plan 10 and the land recorded in Plan Number 256 of  
1957.

Being a portion of the same property conveyed to Grantor from Philip C. Marcorelle by  
deed dated May 19, 2020 and recorded in said registry in Book 38539, Page 255.

Being a portion of the same property conveyed to Grantor from Philip C. Marcorelle by  
deed dated May 19, 2020 and recorded in said registry in Book 38538, Page 365.

Locus: 438 Asbury Street, Hamilton, MA

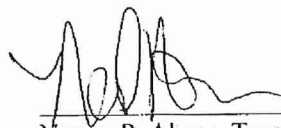


The premises are conveyed together with the right to use the Un-Named Way as shown on the said plan recorded in Plan Book 443, Plan 27 for all purposes for which streets and ways are used in the Town of Hamilton, in common with others entitled thereto.

Said premises are conveyed subject to all rights and easements of record, if any there be.

The Grantor in the execution of this deed, hereby voluntarily releases all rights of Homestead as set forth in M.G.L. Chapter 188 and affirms under the pains and penalties of perjury that there are no other person or persons, beneficiary or entity entitled to any homestead rights, in the premises conveyed by this Deed, whether created by Declaration of Homestead or by operation of law.

EXECUTED as a sealed instrument this 5<sup>th</sup> day of May, 2022.

 5/5/2022

Nancy P. Ahern, Trustee  
PHILIP C. MARCORELLE IRREVOCABLE TRUST 2020

 5-5-2022

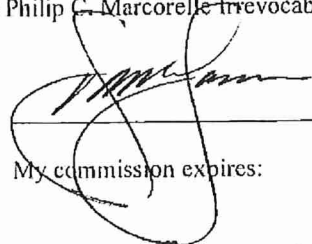
David Ahern, Trustee  
PHILIP C. MARCORELLE IRREVOCABLE TRUST 2020

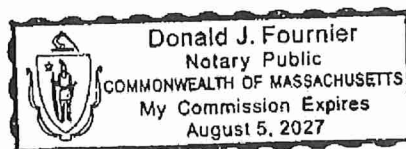
COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 5<sup>th</sup> day of May, 2022, before me, the undersigned notary public, Nancy P. Ahern and David Ahern, personally known to me or proved to me on the basis of satisfactory evidence, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that each signed it voluntarily for its stated purpose as Trustees of the Philip C. Marcorelle Irrevocable Trust 2020, a trust.

[affix or imprint official seal]

  
\_\_\_\_\_, Notary Public  
My commission expires:







Commonwealth of Massachusetts

# Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner  
information is  
required for every  
page.

438 ASBURY STREET

Property Address

DAVID AHERN

Owner's Name

HAMILTON

City/Town

MA

State

01982

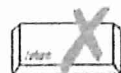
Zip Code

11/23/21

Date of Inspection

Inspection results must be submitted on this form. Inspection forms may not be altered in any way. Please see completeness checklist at the end of the form.

Important: When  
filling out forms  
on the computer,  
use only the tab  
key to move your  
cursor - do not  
use the return  
key.



## A. Inspector Information

JAMES H. CURRIER II

Name of Inspector

J'S SEPTIC & DRAIN

Company Name

131 FOREST STREET

Company Address

MIDDLETON

City/Town

978-774-6685

Telephone Number

MA

State

01949

Zip Code

S12327

License Number

## B. Certification

I certify that: I am a DEP approved system inspector in full compliance with Section 15.340 of Title 5 (310 CMR 15.000); I have personally inspected the sewage disposal system at the property address listed above; the information reported below is true, accurate and complete as of the time of my inspection; and the inspection was performed based on my training and experience in the proper function and maintenance of on-site sewage disposal systems. After conducting this inspection I have determined that the system:

1. ☒ Passes
2. ☐ Conditionally Passes
3. ☐ Needs Further Evaluation by the Local Approving Authority
4. ☐ Fails

  
Inspector's Signature

11/23/21

Date

The system inspector shall submit a copy of this inspection report to the Approving Authority (Board of Health or DEP) within 30 days of completing this inspection. If the system has a design flow of 10,000 gpd or greater, the inspector and the system owner shall submit the report to the appropriate regional office of the DEP. The original form should be sent to the system owner and copies sent to the buyer, if applicable, and the approving authority.

Please note: This report only describes conditions at the time of inspection and under the conditions of use at that time. This inspection does not address how the system will perform in the future under the same or different conditions of use.





Commonwealth of Massachusetts

# Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner  
Information is  
required for every  
page.

438 ASBURY STREET

Property Address

DAVID AHERN

Owner's Name

HAMILTON

City/Town

MA  
State

01982  
Zip Code

11/23/21  
Date of Inspection

## D. System Information

### 1. Residential Flow Conditions:

Number of bedrooms (design): 3 Number of bedrooms (actual): 3

DESIGN flow based on 310 CMR 15.203 (for example: 110 gpd x # of bedrooms): 330 GPD

Description:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number of current residents: 0

Does residence have a garbage grinder? ☐ Yes ☒ No

Does residence have a water treatment unit? ☐ Yes ☒ No

If yes, discharges to: \_\_\_\_\_

Is laundry on a separate sewage system? (Include laundry system inspection information in this report.) ☐ Yes ☒ No

Laundry system inspected? ☐ Yes ☒ No

Seasonal use? ☐ Yes ☒ No

Water meter readings, if available (last 2 years usage (gpd)): 23.62 GPD

Detail:

NO WATER USED FOR 2021, SEE REPORT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sump pump? ☐ Yes ☒ No

Last date of occupancy: APPROX 1 YEAR AGO



TOWN OF HAMILTON  
BOARD OF ASSESSORS  
P.O. Box 429  
Hamilton, MA 01936  
Phone: 978-468-5574 Fax: 978-468-2682

**REQUEST FOR CERTIFICATION OF ABUTTER'S LIST**  
FEE: \$15.00

To be submitted to:

- ☐ Board of Health  
☐ Conservation Commission  
☐ Planning Board  
☒ Zoning Board of Appeals  
☐ Other \_\_\_\_\_

Type of List:

- ☐ Abutters 100'  
☐ Owners of land directly opposite on any public or private way  
☐ Owners of land within 300' of the property line

Property owner of record: Paul Thober

Address of Property: 438 Asbury Street, Hamilton, Ma

Parcel ID: 2146

Name of Applicant: Paul Thober

Applicant's Phone #: 978-328-5200

CERTIFIED LIST WILL BE PROVIDED WITHIN SEVEN TO TEN WORKING  
DAYS.



March 7, 2023

Map 37, Lot 43

**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:

438 Asbury St

So. Hamilton

Dated March 7, 2023

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

*Jane Dooley*  
Assistant Assessor





## 300 feet Abutters List Report

Hamilton, MA  
March 07, 2023

### Subject Property:

Parcel Number: 37-0043  
CAMA Number: 37-000-0043  
Property Address: 438 ASBURY ST

Mailing Address: THOBER PAUL A. THOBER KRISTEN H.  
347 LINEBROOK RD  
IPSWICH, MA 01938

---

### Abutters:

Parcel Number: 28-0001  
CAMA Number: 28-000-0001  
Property Address: 444 ASBURY ST

Mailing Address: EAP GARY O ROSELYN N  
444 ASBURY ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 28-0002  
CAMA Number: 28-000-0002  
Property Address: 462 ASBURY ST

Mailing Address: RUBIN LEONARD M JULIA D  
462 ASBURY ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 28-0003  
CAMA Number: 28-000-0003  
Property Address: 470 ASBURY ST

Mailing Address: FRITHSEN JEFFREY D. FRITHSEN JODI  
M.  
470 ASBURY ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 28-0004  
CAMA Number: 28-000-0004  
Property Address: 474 ASBURY ST

Mailing Address: ZAGORSKI STEPHEN E HOLLANDRIA  
474 ASBURY ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 28-0005  
CAMA Number: 28-000-0005  
Property Address: 480 ASBURY ST

Mailing Address: LARIVIERE JEFFREY TRAN BONG  
480 ASBURY ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 28-0022  
CAMA Number: 28-000-0022  
Property Address: 450 ASBURY ST

Mailing Address: GUPTA DEBARUN PETRAKIS  
MARGARITA AMANDA  
450 ASBURY ST  
SOUTH HAMILTON, MA 01982

Parcel Number: 28-0008  
CAMA Number: 28-001-0008  
Property Address: 1 CANTER BROOK LN

Mailing Address: BROWNSON MICHAEL S. LYONS  
KATHLEEN M.  
1 CANTER BROOK LANE UNIT 1  
S. HAMILTON, MA 01982

Parcel Number: 28-0008  
CAMA Number: 28-002-0008  
Property Address: 2 CANTER BROOK LN

Mailing Address: BOUMIL ANDREW & JAN L.  
2 CANTER BROOK LANE UNIT 2  
HAMILTON, MA 01982

Parcel Number: 28-0008  
CAMA Number: 28-003-0008  
Property Address: 3 CANTER BROOK LN

Mailing Address: DOLINSKY DEBORAH F.  
3 CANTER BROOK LN 3  
SOUTH HAMILTON, MA 01982

Parcel Number: 28-0008  
CAMA Number: 28-004-0008  
Property Address: 4 CANTER BROOK LN

Mailing Address: DEARBORN MARY R BOSTON  
FIDUCIARY SERVICES LLC  
4 CANTER BROOK LANE  
HAMILTON, MA 01982



www.cai-tech.com

3/7/2023

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Page 1 of 17

Abutters List Report - Hamilton, MA



## 300 feet Abutters List Report

Hamilton, MA  
March 07, 2023

Parcel Number: 28-0008 CAMA Number: 28-005-0008 Property Address: 5 CANTER BROOK LN	Mailing Address: DIK ROGER W DIK JERENA A 5 CANTER BROOK LANE UNIT 5 HAMILTON, MA 01982
Parcel Number: 28-0008 CAMA Number: 28-006-0008 Property Address: 6 CANTER BROOK LN	Mailing Address: ROTHMAN ELLEN L. ZDENEK EDWARD J. 6 CANTER BROOK LANE UNIT 6 S. HAMILTON, MA 01982
Parcel Number: 28-0008 CAMA Number: 28-007-0008 Property Address: 7 CANTER BROOK LN	Mailing Address: KAHN RICHARD KAHN SANDRA 7 CANTER BROOK LANE HAMILTON, MA 01982
Parcel Number: 28-0008 CAMA Number: 28-008-0008 Property Address: 8 CANTER BROOK LN	Mailing Address: CLANCY MARY CECILIA SHEEHAN JOHN B 8 CANTER BROOK LANE HAMILTON, MA 01982
Parcel Number: 28-0008 CAMA Number: 28-009-0008 Property Address: 9 CANTER BROOK LN	Mailing Address: ROGERS GERALDINE TRUSTEE 9 CANTER BROOK LANE S. HAMILTON, MA 01982
Parcel Number: 28-0008 CAMA Number: 28-010-0008 Property Address: 10 CANTER BROOK LN	Mailing Address: PAPPAS CHRIS JOHN PAPPAS JANICE ELIZABETH 10 CANTER BROOK LANE HAMILTON, MA 01982
Parcel Number: 28-0008 CAMA Number: 28-011-0008 Property Address: 11 CANTER BROOK LN	Mailing Address: CONNELL III FRANCIS J CONNELL ELLEN H 11 CANTER BROOK LANE HAMILTON, MA 01982
Parcel Number: 28-0008 CAMA Number: 28-012-0008 Property Address: 12 CANTER BROOK LN	Mailing Address: LEAHY JR JOHN T. LEAHY TRUSTEES LYN M. 12 CANTER BROOK LANE UNIT 12 S. HAMILTON, MA 01982
Parcel Number: 28-0008 CAMA Number: 28-013-0008 Property Address: 13 CANTER BROOK LN	Mailing Address: HOLMES BRENDA 13 CANTER BROOK LANE UNIT 13 HAMILTON, MA 01982
Parcel Number: 28-0008 CAMA Number: 28-014-0008 Property Address: 14 CANTER BROOK LN	Mailing Address: INGEMI STEPHEN INGEMI KATHLEEN M 14 CANTER BROOK LANE HAMILTON, MA 01982
Parcel Number: 28-0008 CAMA Number: 28-015-0008 Property Address: 15 CANTER BROOK LN	Mailing Address: DESIMONE PAUL A. CLARK AMY 15 CANTER BROOK LANE HAMILTON, MA 01982
Parcel Number: 28-0008 CAMA Number: 28-016-0008 Property Address: 16 CANTER BROOK LN	Mailing Address: LALIK WILLIAM EDWARD LALIK ROSARY VICTORIA 16 CANTER BROOK LANE Hamilton, MA 01982



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3/7/2023

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Page 2 of 17

Abutters List Report - Hamilton, MA



## 300 feet Abutters List Report

Hamilton, MA  
March 07, 2023

Parcel Number: 28-0008  
CAMA Number: 28-017-0008  
Property Address: 17 CANTER BROOK LN

Mailing Address: KNOPPING STEVEN R FORMAN  
MARJORIE R  
17 CANTER BROOK LANE  
HAMILTON, MA 01982

Parcel Number: 28-0008  
CAMA Number: 28-018-0008  
Property Address: 18 CANTER BROOK LN

Mailing Address: RATAY ROBERT & PATRICIA  
18 CANTER BROOK LANE  
HAMILTON, MA 01982

Parcel Number: 28-0008  
CAMA Number: 28-019-0008  
Property Address: 19 CANTER BROOK LN

Mailing Address: MCCAFFERTY FRANK DEBORAH  
19 CANTER BROOK LN 19  
SOUTH HAMILTON, MA 01982

Parcel Number: 28-0008  
CAMA Number: 28-020-0008  
Property Address: 20 CANTER BROOK LN

Mailing Address: GEBHARD MARGARET E. TRUSTEE OF  
THE 2014 MARGAET E.  
20 CANTER BROOK LN 20  
SOUTH HAMILTON, MA 01982

Parcel Number: 28-0008  
CAMA Number: 28-021-0008  
Property Address: 21 CANTER BROOK LN

Mailing Address: ODOARDI JAMES A. & ANN IRREV  
21 CANTER BROOK LN  
SOUTH HAMILTON, MA 01982

Parcel Number: 28-0008  
CAMA Number: 28-022-0008  
Property Address: 22 CANTER BROOK LN

Mailing Address: MCWANE JOHN W JANE K  
22 CANTER BROOK LANE  
SOUTH HAMILTON, MA 01982

Parcel Number: 28-0008  
CAMA Number: 28-023-0008  
Property Address: 23 CANTER BROOK LN

Mailing Address: CHAFEY JAMES  
23 CANTER BROOK LN  
Hamilton, MA 01982

Parcel Number: 37-0044  
CAMA Number: 37-000-0044  
Property Address: 434 ASBURY ST

Mailing Address: ESSEX COUNTY HABITAT FOR HUMAN  
14 PARK ST  
DANVERS, MA 01923

Parcel Number: 37-0051  
CAMA Number: 37-000-0051  
Property Address: 436 ASBURY ST

Mailing Address: ESSEX COUNTY HABITAT FOR HUMAN  
14 PARK ST  
DANVERS, MA 01923

Parcel Number: 37-0046  
CAMA Number: 37-046-0001  
Property Address: 0 ASBURY GROVE

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0002  
Property Address: 6 PLEASANT AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0003  
Property Address: 8 MAPLE AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982



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3/7/2023

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Abutters List Report - Hamilton, MA



## 300 feet Abutters List Report

Hamilton, MA  
March 07, 2023

Parcel Number: 37-0046  
CAMA Number: 37-046-0004  
Property Address: 6 MAPLE AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0005  
Property Address: 2 MAPLE AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0006  
Property Address: 0 ASBURY AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0007  
Property Address: 31 ASBURY AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0008  
Property Address: 27 ASBURY AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0009  
Property Address: 432 ASBURY ST

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0010  
Property Address: 26 THOMPSON AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0011  
Property Address: 21 ASBURY AV

Mailing Address: ASBURY CAMP MEETING CORP  
15 LEE PARK  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0012  
Property Address: 19 ASBURY AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0013  
Property Address: 2 HAVEN AV

Mailing Address: ASBURY CAMP MEETING CORP  
15 LEE PARK  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0014  
Property Address: 1 HAVEN AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0015  
Property Address: 3 HAVEN AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982



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3/7/2023

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Page 4 of 17

Abutters List Report - Hamilton, MA



## 300 feet Abutters List Report

Hamilton, MA  
March 07, 2023

Parcel Number: 37-0046  
CAMA Number: 37-046-0016  
Property Address: 7 HAVEN AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0017  
Property Address: 9 HAVEN AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0018  
Property Address: 10 HAVEN AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0019  
Property Address: 14 PLEASANT AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0020  
Property Address: 18 PLEASANT AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0021  
Property Address: 24 HAMLIN AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0022  
Property Address: 22 HAMLIN AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0023  
Property Address: 11 HAMLIN AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0024  
Property Address: 20 HAMLIN AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0025  
Property Address: 11 ASBURY AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0026  
Property Address: 41 THE CIRCLE

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0027  
Property Address: 30 THOMPSON AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982



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## 300 feet Abutters List Report

Hamilton, MA  
March 07, 2023

Parcel Number: 37-0046  
CAMA Number: 37-046-0028  
Property Address: 28 MUDGE AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0029  
Property Address: 5-7 SUNNYSIDE AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0030  
Property Address: 0 SUNNYSIDE AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0031  
Property Address: 0 CIR

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0032  
Property Address: 0 CIR

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0033  
Property Address: 34 CENTRAL PLACE

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0034  
Property Address: 0 CIR

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0035  
Property Address: 10 CIR

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0037  
Property Address: 51 CENTRAL PLACE

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0038  
Property Address: 45 CENTRAL PLACE

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0039  
Property Address: 43 CENTRAL PLACE

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0040  
Property Address: 37 CENTRAL PLACE

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982



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Abutters List Report - Hamilton, MA



## 300 feet Abutters List Report

Hamilton, MA  
March 07, 2023

Parcel Number: 37-0046  
CAMA Number: 37-046-0041  
Property Address: 2 MERRILL AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0042  
Property Address: 12 MERRILL AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0043  
Property Address: 5 MERRILL AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0044  
Property Address: 29 CENTRAL PLACE

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0045  
Property Address: 26 CENTRAL PLACE

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0047  
Property Address: 19 CENTRAL PLACE

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0048  
Property Address: 15 CENTRAL PLACE

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0049  
Property Address: 12 CENTRAL PLACE

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0050  
Property Address: 9 CENTRAL PLACE

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0051  
Property Address: 8 CENTRAL PLACE

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0052  
Property Address: 5 CENTRAL PLACE

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0053  
Property Address: 4 CENTRAL PLACE

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982



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## 300 feet Abutters List Report

Hamilton, MA  
March 07, 2023

Parcel Number: 37-0046 CAMA Number: 37-046-0054 Property Address: 2 LEE PK	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0055 Property Address: 6 LEE PK	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0056 Property Address: 10 LEE PK	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0057 Property Address: 14 LEE PK	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0058 Property Address: 5 MUDGE AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0059 Property Address: 11 MUDGE AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0060 Property Address: 13 MUDGE AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0061 Property Address: 16 MUDGE AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0062 Property Address: 17 MUDGE AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0063 Property Address: 24 MUDGE AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0064 Property Address: 26 MUDGE AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0065 Property Address: 2 MT ZION AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982



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## 300 feet Abutters List Report

Hamilton, MA  
March 07, 2023

Parcel Number: 37-0046  
CAMA Number: 37-046-0066  
Property Address: 1-3 MT ZION

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0067  
Property Address: 7 MT ZION AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0068  
Property Address: 6 MT ZION AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0069  
Property Address: 10 MT ZION AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0070  
Property Address: 14 MT ZION AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0071  
Property Address: 11 MT ZION AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0072  
Property Address: 8 SIMPSON AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0073  
Property Address: 7 SIMPSON AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0074  
Property Address: 23 MT ZION AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0075  
Property Address: 27 MT ZION AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0076  
Property Address: 29 MT ZION AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-046-0077  
Property Address: 28 MT ZION AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982



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## 300 feet Abutters List Report

Hamilton, MA  
March 07, 2023

Parcel Number: 37-0046 CAMA Number: 37-046-0078 Property Address: 1 WESLEY PK	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0079 Property Address: 3 BAKER PL	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0080 Property Address: 8 BAKER PL	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0081 Property Address: 3 WESLEY PK	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0082 Property Address: 5 WESLEY PK	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0083 Property Address: 9 WESLEY PK	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0084 Property Address: 11 WESLEY PK	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0085 Property Address: 18 WESLEY PK	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0086 Property Address: 19 KINGSLEY AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-046-0087 Property Address: 0 CIR	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0001 Property Address: 14 THOMPSON AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0002 Property Address: 17 THOMPSON AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982



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Abutters List Report - Hamilton, MA



## 300 feet Abutters List Report

Hamilton, MA  
March 07, 2023

Parcel Number: 37-0046  
CAMA Number: 37-46A-0003  
Property Address: 12 THOMPSON AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0004  
Property Address: 9 THOMPSON AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0005  
Property Address: 5 THOMPSON AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0006  
Property Address: 3 THOMPSON AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0008  
Property Address: 27 MUDGE AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0009  
Property Address: 32 MUDGE AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0010  
Property Address: 36 MUDGE AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0011  
Property Address: 33 MUDGE AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0012  
Property Address: 35 MUDGE AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0013  
Property Address: 48 MUDGE AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0014  
Property Address: 39 MUDGE AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0015  
Property Address: 6 KINGSLEY AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982



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Abutters List Report - Hamilton, MA



## 300 feet Abutters List Report

Hamilton, MA  
March 07, 2023

Parcel Number: 37-0046 CAMA Number: 37-46A-0017 Property Address: 8 KINGSLEY AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0018 Property Address: 9 KINGSLEY AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0019 Property Address: 12 KINGSLEY AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0021 Property Address: 15 MCCLINTOCK AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0022 Property Address: 14 MCCLINTOCK AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0023 Property Address: 11 MCCLINTOCK AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0024 Property Address: 10 MCCLINTOCK AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0025 Property Address: 7 MCCLINTOCK AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0026 Property Address: 51 MUDGE AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0027 Property Address: 50 MUDGE AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0028 Property Address: 62 MUDGE AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0029 Property Address: 61 MORRIS AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982



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Abutters List Report - Hamilton, MA



## 300 feet Abutters List Report

Hamilton, MA  
March 07, 2023

Parcel Number: 37-0046  
CAMA Number: 37-46A-0030  
Property Address: 57 MUDGE AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0031  
Property Address: 55 MUDGE AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0032  
Property Address: 4 CLARK AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0033  
Property Address: 8 CLARK AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0035  
Property Address: 16 CLARK AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0036  
Property Address: 18 CLARK AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0037  
Property Address: 0 ASBURY GROVE

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0038  
Property Address: 26 MORRIS AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0039  
Property Address: 29 KINGSLEY AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0040  
Property Address: 22 MORRIS AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0041  
Property Address: 20 MORRIS AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0043  
Property Address: 26 LEE PK

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982



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Abutters List Report - Hamilton, MA



## 300 feet Abutters List Report

Hamilton, MA  
March 07, 2023

Parcel Number: 37-0046 CAMA Number: 37-46A-0044 Property Address: 24 LEE PK	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0045 Property Address: 22 LEE PK	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0046 Property Address: 18 LEE PK	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0047 Property Address: 0 LEE PK	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0048 Property Address: 0 SKINNER AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0051 Property Address: 3 SKINNER AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0052 Property Address: 4 OAK AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0053 Property Address: 1 SKINNER AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0054 Property Address: 0 ASBURY GROVE	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0055 Property Address: 0 LEE PK	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0056 Property Address: 8 HEDDING AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0057 Property Address: 11 HEDDING AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982



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Abutters List Report - Hamilton, MA



## 300 feet Abutters List Report

Hamilton, MA  
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Parcel Number: 37-0046  
CAMA Number: 37-46A-0058  
Property Address: 17 HEDDING AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0059  
Property Address: 20 HEDDING AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0060  
Property Address: 21 ESSEX AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0061  
Property Address: 17 ESSEX AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0062  
Property Address: 14 ESSEX AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0063  
Property Address: 15 ESSEX AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0064  
Property Address: 13 ESSEX AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0065  
Property Address: 11 ESSEX AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0066  
Property Address: 9 ESSEX AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0067  
Property Address: 77 ROBSON CIR

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0068  
Property Address: 51 ROBSON CIR

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0069  
Property Address: 7 ESSEX AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982



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Abutters List Report - Hamilton, MA



## 300 feet Abutters List Report

Hamilton, MA  
March 07, 2023

Parcel Number: 37-0046 CAMA Number: 37-46A-0070 Property Address: 3 ESSEX AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0071 Property Address: 5 PLEASANT AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0072 Property Address: 2 ESSEX AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0073 Property Address: 19 PLEASANT AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0074 Property Address: 23 PLEASANT AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0075 Property Address: 3 PLEASANT AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0076 Property Address: 1 PLEASANT AV	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0077 Property Address: 354 ASBURY ST	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0078 Property Address: 356 ASBURY ST	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0079 Property Address: 358 ASBURY ST	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0080 Property Address: 424 ASBURY ST	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982
Parcel Number: 37-0046 CAMA Number: 37-46A-0081 Property Address: 426 ASBURY ST	Mailing Address: ASBURY CAMP MEETING CORP ASBURY GROVE SOUTH HAMILTON, MA 01982



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Abutters List Report - Hamilton, MA



## 300 feet Abutters List Report

Hamilton, MA  
March 07, 2023

Parcel Number: 37-0046  
CAMA Number: 37-46A-0082  
Property Address: 4 ASBURY AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 37-0046  
CAMA Number: 37-46A-0083  
Property Address: 9 CLARK AV

Mailing Address: ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

Parcel Number: 45-0001  
CAMA Number: 45-000-0001  
Property Address: 0 HIGHLAND & ASBURY ST

Mailing Address: MASS AUDUBON SOCIETY  
208 SOUTH GREAT RD  
LINCOLN, MA 01773



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Abutters List Report - Hamilton, MA



ASBURY CAMP MEETING CORP  
15 LEE PARK  
SOUTH HAMILTON, MA 01982

DESIMONE PAUL A.  
CLARK AMY  
15 CANTER BROOK LANE  
HAMILTON, MA 01982

KAHN RICHARD  
KAHN SANDRA  
7 CANTER BROOK LANE  
HAMILTON, MA 01982

ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

DIK ROGER W  
DIK JERENA A  
5 CANTER BROOK LANE UNIT 5  
HAMILTON, MA 01982

KNOPPING STEVEN R  
FORMAN MARJORIE R  
17 CANTER BROOK LANE  
HAMILTON, MA 01982

ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

DOLINSKY DEBORAH F.  
3 CANTER BROOK LN 3  
SOUTH HAMILTON, MA 01982

LALIK WILLIAM EDWARD  
LALIK ROSARY VICTORIA  
16 CANTER BROOK LANE  
Hamilton, MA 01982

ASBURY CAMP MEETING CORP  
ASBURY GROVE  
SOUTH HAMILTON, MA 01982

EAP GARY O  
ROSELYN N  
444 ASBURY ST  
SOUTH HAMILTON, MA 01982

LARIVIERE JEFFREY  
TRAN BONG  
480 ASBURY ST  
SOUTH HAMILTON, MA 01982

BOUMIL ANDREW & JAN L.  
2 CANTER BROOK LANE UNIT 2  
HAMILTON, MA 01982

ESSEX COUNTY HABITAT FOR  
14 PARK ST  
DANVERS, MA 01923

LEAHY JR JOHN T.  
LEAHY TRUSTEES LYN M.  
12 CANTER BROOK LANE UNIT 12  
S. HAMILTON, MA 01982

BROWNSON MICHAEL S.  
LYONS KATHLEEN M.  
1 CANTER BROOK LANE UNIT 1  
S. HAMILTON, MA 01982

FRITHSEN JEFFREY D.  
FRITHSEN JODI M.  
470 ASBURY ST  
SOUTH HAMILTON, MA 01982

MASS AUDUBON SOCIETY  
208 SOUTH GREAT RD  
LINCOLN, MA 01773

CHAFEY JAMES  
23 CANTER BROOK LN  
Hamilton, MA 01982

GEBHARD MARGARET E.  
TRUSTEE OF THE 2014 MARGA  
20 CANTER BROOK LN 20  
SOUTH HAMILTON, MA 01982

MCCAFFERTY FRANK  
DEBORAH  
19 CANTER BROOK LN 19  
SOUTH HAMILTON, MA 01982

CLANCY MARY CECILIA  
SHEEHAN JOHN B  
8 CANTER BROOK LANE  
HAMILTON, MA 01982

GUPTA DEBARUN  
PETRAKIS MARGARITA AMANDA  
450 ASBURY ST  
SOUTH HAMILTON, MA 01982

MCWANE JOHN W  
JANE K  
22 CANTER BROOK LANE  
SOUTH HAMILTON, MA 01982

CONNELL III FRANCIS J  
CONNELL ELLEN H  
11 CANTER BROOK LANE  
HAMILTON, MA 01982

HOLMES BRENDA  
13 CANTER BROOK LANE UNIT 13  
HAMILTON, MA 01982

ODOARDI JAMES A. & ANN IR  
21 CANTER BROOK LN  
SOUTH HAMILTON, MA 01982

DEARBORN MARY R  
BOSTON FIDUCIARY SERVICES  
4 CANTER BROOK LANE  
HAMILTON, MA 01982

INGEMI STEPHEN  
INGEMI KATHLEEN M  
14 CANTER BROOK LANE  
HAMILTON, MA 01982

PAPPAS CHRIS JOHN  
PAPPAS JANICE ELIZABETH  
10 CANTER BROOK LANE  
HAMILTON, MA 01982

RATAY ROBERT & PATRICIA  
18 CANTER BROOK LANE  
HAMILTON, MA 01982

ROGERS GERALDINE  
TRUSTEE  
9 CANTER BROOK LANE  
S. HAMILTON, MA 01982

ROTHMAN ELLEN L.  
ZDENEK EDWARD J.  
6 CANTER BROOK LANE UNIT 6  
S. HAMILTON, MA 01982

RUBIN LEONARD M  
JULIA D  
462 ASBURY ST  
SOUTH HAMILTON, MA 01982

ZAGORSKI STEPHEN E  
HOLLANDRIA  
474 ASBURY ST  
SOUTH HAMILTON, MA 01982

DRAFT  
**HAMILTON ZONING BOARD OF APPEALS  
MINUTES OF MEETING**

**March 1, 2023**

**7:00 p.m.**

**Hybrid/Zoom Meeting 891 8231 4319**

**Members Present:** Bill Bowler (Chairman), Steven DeRocher (Associate), Bruce Gingrich, David Perinchief, and Andie Philip (Associate via Zoom).

**Others Present:** Patrick Reffett and others as noted in the meeting.

This meeting was called to order at 7:00 pm with a quorum established.

**PUBLIC HEARINGS:**

**16 Blueberry Lane. Special Permit for an Accessory Apartment in an existing barn. Andrew Ray, owner and Adam Williamson, applicant**

Adam Williamson was present to discuss the proposal. Bill Bowler announced that the Board had received a memo from the Building Inspector indicating that he had reviewed the plan to find that they had met the conditions of the By-law. The existing barn was constructed with the original home, about 30 years ago. Members did not have questions. Jane Roundy (26 Blueberry Lane) asked about parking. It was determined that the apartment would use the existing parking area, which could accommodate five or six cars. The applicant added that the unit would be used by the mother in law after construction and by one of the children in the future. Attorney Bowler added that a rental unit would be allowable under the By-law.

Motion made by David Perinchief to grant the Special Permit without special conditions.

Bruce Gingrich seconded.

Vote: Unanimous in favor.

**Board Deliberations and Vote for a Comprehensive Permit for a 45 unit multifamily housing project at 440 Asbury St./466 Highland St. The Britton Family Trust, LLC (owners) and Harborlight Community Partners (applicant).**

Bill Bowler noted that the Draft Decision had been circulated to the Board and that several issues would be discussed.

The first issue was in regard to installing a berm on the east side lot line. Patrick Reffett, a registered landscape architect, had reviewed the location during several seasons. Mr. Reffett recommended that area would only allow for a narrow berm, which even if installed, would add soil over the existing vegetated roots. Adding soil over the existing tree roots would cause the existing trees to die in about two years. Mr. Reffett recommended adding twenty additional evergreen trees to the area instead. Mr. Reffett suggested wording the condition: "Applicant to provide twenty additional evergreens based on availability a minimum of 8' in height to be

located in voids along that southerly side and that they be shade tolerant.” Members of the Board agreed. Mr. Reffett noted that the applicant had agreed to the condition as well.

The second issue to be discussed was the location of the trash facilities. The original plan had the dumpster and trash collection being on the northeast corner of the building and the Board requested that it be moved to the northwest corner of the building, which would distance the area from the abutting property. Bill Bowler recalled that he had spoken with Town Counsel who would make the change to the Draft Decision. Patrick Reffett said he had spoken with the applicant and the applicant’s architect who both agreed that the change would be easily made. Mr. Reffett recommended that the change be shown on the permit set of plans rather than the conceptual plans submitted.

The third issue was about the secondary means of access. Bill Bowler thought the condition could be removed as it was not recommended by the Fire Department. The property was flat and if emergency vehicles had to enter the site, they could enter anywhere along Asbury St. The plan had been approved by the Fire Department as proposed and filed.

The final issue to be discussed was in regard to the sidewalk proposal from the project’s side of the site up to the corner of Asbury St. and Highland St. It was suggested in the public hearing that members of the public thought the sidewalk would be a good thing. Members discussed the value of a sidewalk versus the expense. Patrick Reffett, Tim Olson (DPW), Joe Domelowicz (Town Manager) and the petitioners had reportedly previously discussed the sidewalk. An email of the draft budget had been received. The total project estimate was \$610,000. The Town would be responsible for \$350,000, which included the sidewalk and access ramps to connect Asbury St. and Highland St. intersections. The DPW was reportedly confident the sidewalk could be constructed within the right of way without encroaching private property. The remainder, \$260,000, would be financed pro-rata between Canterbrook’s 23 units (\$88,000) and Asbury Common’s 45 units (\$172,058). Price per unit would be \$3,823.53. Andie Philip questioned the Town’s funding and if the tax rate would be affected. It was determined that it would not affect the tax rate. Mr. Reffett noted the increased growth in the neighborhood and that the Planning Board had supported the concept. Pedestrian access for handicapped residents, students, and those walking downtown was noted as a benefit. The applicant had reportedly agreed to the cost sharing, which would be capped, as set out. Canterbrook would be asked for their share. Mr. Reffett recalled that Canterbrook had made an inclusionary payment to the Town of \$500,000. If Canterbrook did not agree to the contribution, the Town would decide if they wanted to pursue the construction of the sidewalk or not.

As the request of Devin Braun (Town Counsel) members discussed Safe Harbor and the waiver spreadsheet. Bill Bowler recalled the procedural history, when the Board met, when the hearing was opened and closed, and that early discussions included whether the Town qualified for Safe Harbor. The information would be included in the Decision. The applicant had initially asked for a waiver from the Groundwater Protection Overlay District, but no longer requested the waiver because they had the ability to use additional acreage through an easement. The

waiver from a single family requirement under the By-law (80,000 sf requirement) remained. Members discussed who was responsible for having affordable projects listed with the State. Patrick Reffett said the Town had 114 affordable units, which was 119 short of the 278 required to maintain Safe Harbor. Mr. Reffett added that the applicant was good at providing paperwork to have the host community access the Subsidized Housing Inventory with the Department of Housing and Community Development.

The Decision would require that the applicant provide final plans that reflect what the Board was voting on. The Board of Health was responsible for the septic approval. The septic plans had been approved with the condition that additional test pits be conducted in the spring. The Decision would be contingent on the Board of Health's final approval. The Decision would reference agreements with other parties and require that copies of agreements be provided to the Town. The Decision would require as-built plans be submitted upon completion to the Town if and when the project was constructed to ensure compliance with all conditions discussed.

Motion made Bruce Gingrich to grant the Special Permit under Chapter 40B for Harborlight Community Partners at 466 Highland St. with the Findings of Fact and Conditions contained in the Draft Decision and as discussed and amended here.

Seconded by David Perinchief.

Vote: Unanimous in favor. Voting members: Bill Bowler, Bruce Gingrich, and David Perinchief.

### **REGULAR BUSINESS**

#### **Minutes**

Motion made by David Perinchief to approve the minutes of February 1, 2023.

Seconded by Bruce Gingrich.

Vote: Unanimous in favor.

### **DOCUMENTS DISCUSSED**

16 Blueberry Lane. Memo from the Building Inspector

440 Asbury St./466 Highland St. Draft Decision, email regarding sidewalk budget, conceptual plans, and permit plans.

### **ADJOURNMENT**

Motion made by Bruce Gingrich to adjourn at 7:59 pm.

Seconded by David Perinchief.

Vote: Unanimous in favor.

Respectfully submitted as approved at the \_\_\_\_\_ meeting.

Bill Bowler

