

THE TOWN OF HAMILTON ZONING BOARD OF APPEALS MEETING AGENDA

FOR JUNE 5, 2024

To be held at the [Hamilton-Wenham Public Library, 14 Union Street, Hamilton](#) & via Zoom

This is an in-person meeting. As a courtesy to the public, Zoom access will be provided via the link below. However, the meeting will not be terminated in the event that technological issues disrupt the Zoom broadcast.

THE MEETING WILL COMMENCE AT 7:00 PM.

Join Zoom Webinar: <https://us02web.zoom.us/j/81854864307>

Webinar ID: 818 5486 4307

One Tap Mobile: US: 1-929-205-6099

Or Telephone: US: 1-305-224-1968

PUBLIC HEARING: The applicant is Andrew McFarland, the application is for the property located at 59 Rust St, Assessor's Map 55, Lot 156, owned by Mark & Catherine Carleo. The applicant is seeking a Finding under Zoning Bylaw Section 5.3.4.5 for dimensional relief from side yard set-back requirements to build upon the existing footprint.

CONTINUATION OF A PUBLIC HEARING: The application is for the property owned by David & Ashley Forster for the property located at 68 Union Street, Assessor's Map 55, Lot 213. Applicants are seeking a Finding under Zoning Bylaw Sec. 5.3.4.5 for Dimensional Relief for side & front yard set-back requirements on a lot with double frontage in order to connect garage to house & create living space (bedroom, bath, hall), and a Variance under Sec. 4: Dimensional & Density Regulations, for lot coverage; current 23.6%, proposed 27.7%.

CONTINUATION OF A PUBLIC HEARING: The application is for a Comprehensive Permit under Massachusetts General Laws Chapter 40B, Sections 20 – 23, for a portion of the property at 133 Essex Street, Assessor's Map 65, Lot 01, submitted by Chebacco Hill Capital Partners, LLC. The applicant seeks authorization to construct fifty-nine mixed income age restricted residential for sale units in thirty-two buildings.

REGULAR BUSINESS

1. Draft Meeting Minutes Review: May 1, 2024
2. Updates from the Chair
3. Old Business: To vote to amend the Decision for the application submitted for 89 Greenbrook Road, owner Linda McMahon, due to a scrivener's error so that the Decision clearly state the Board approved a Finding under Zoning Bylaw Sec. 5.3.4 for dimensional relief for side yard set-back and a Special Permit under Zoning Bylaw 3.6 for an Accessory Apartment which the Board did approve during the May 1, 2024 regularly scheduled meeting as "the project" as shown in the video of the meeting and the draft meeting minutes. Due to the fact the vote is still an approval for a Finding and a Special Permit the Chair will bring an updated Decision to attach to the Decision which has been on file with the office of the Town Clerk on May 7, 2024.

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

To review applications prior to the meeting date, please contact the Building Department/Inspectional Services Office at permitting@hamiltonma.gov or 978-626-5250, to inquire how you may view the applications.