

THE TOWN OF HAMILTON ZONING BOARD OF APPEALS

AMENDED MEETING AGENDA FOR WEDNESDAY, SEPTEMBER 4, 2024

ORIGINAL AGENDA RECEIVED BY TOWN CLERK: 8/7/24 @ 8:54 AM

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

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 Meeting:

<https://us02web.zoom.us/j/84955063394?pwd=4LpBRjJkbROHjwzXg0RzxYlo0w6Kbu.1>

Meeting ID: 849 5506 3394

Passcode: 048134

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

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

PUBLIC HEARING: The application is for the property located at 20 Rust Street, Assessor's Map 55, Lot 132A, in the R1A Zoning District, owned by Araz Havan. Applicant is seeking a Finding under Zoning Bylaw Section 5.3.4.5 for dimensional relief from side yard set-back requirements in order to demolish existing deck and build a 13' x 16' 6" one story addition.

PUBLIC HEARING: The application is for the property located at 75 Lake Shore Avenue, Assessor's Map 66, Lot 128, R1A Zoning District. Owner Denise Kelly is seeking approval to demolish existing 12 x 15 structure to build a garage and approval for a Finding under Zoning Bylaw Section 5.3.4.5 for dimensional relief from side yard set-back requirements; proposed garage will encroach approx. 1' further.

PUBLIC HEARING: The application is for the property located at 22 Elliott Street, Assessor's Map 55, Lot 69, R1A Zoning District. Owner Scott Regan is seeking approval for a Finding under Zoning Bylaw Section 5.3.4.5 for dimensional relief from side yard set-back requirements in order to expand existing deck.

PUBLIC HEARING: The application is for the property owned by Erika & Frank Tortorici for the property located at 85 Woodland Mead, Assessor's Map 47, Lot 224, Zoning District R1B. Applicants are seeking approval for a Special Permit, Zoning Bylaw 3.6 Accessory Apartment, to construct an 895 sq ft detached accessory dwelling unit with an attached one bay garage, storage shed, and two porches.

REGULAR BUSINESS

- Meeting Minutes – June 5, 2024 & August 7, 2024
- Updates from the Chair

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