

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

A Public Hearing will be held at 7 PM, on Wednesday, September 3, 2025, at the H-W Public Library, 14 Union Street & via Zoom. The applicant/owner is 20 Beech Street LLC, Danvers MA. The property is located at 20 Beech St Ext, Assessor's Map 66, Lot 01B-000B, Zoning District R1A. Applicant is seeking a Finding under Zoning Bylaw Sec. 5.3.4 for Dimensional Relief in order to construct a second-floor addition to the existing non-conforming structure, on a non-conforming lot. A copy of the complete application is available for review by contacting the Building Department at 978-626-5250 or permitting@hamiltonma.gov.

Bruce Gingrich, Chair



**TOWN OF HAMILTON
ZONING BOARD OF APPEALS**

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

Date Submitted: 09/08/25

Applicant Name: Angel López

Applicant Address: 20 BEECH STREET EXTENSION SOUTH HAMILTON MA 01982

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

Special Permit for alteration of a single-family dwelling at 20 Beech St. Ext., Hamilton, MA, including a second-floor addition and full renovation.

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

The Hamilton Zoning By-Law promotes public health, safety, and the residential character of the Town. The dwelling at 20 Beech St. Ext. has been posted by the Hamilton Building Department as an unsafe structure and is in major disrepair, detracting from neighborhood character and value. The proposed renovation and second-floor addition will restore the home to a safe, code-compliant condition, eliminate a blighted and unsafe situation, and enhance the neighborhood.

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

The lot is 319,300± sq. ft. (7.33 acres) and already developed as a single-family dwelling. This use is permitted by right and consistent with surrounding homes. Renovation of the unsafe structure will improve the site's contribution to the neighborhood.

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

The property is served by on-site septic. A new engineered septic system with Waterloo Biofilter has been approved by the Board of Health and Conservation Commission, with an Order of Conditions recorded at the Registry of Deeds. This system, once constructed, will provide adequate wastewater capacity and groundwater protection.

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

The house is currently in major disrepair and posted as unsafe. Renovation will remove this negative condition and replace it with a safe, attractive, and well-maintained residence, improving property values and neighborhood character.

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: The project does not change driveway access or traffic.

Rec.
9/9/25
M.E. Feener

State how and what adequate and appropriate facilities will be provided for the proposed use:
Facilities include the new septic system, adequate utilities, maintained driveway access,
and erosion controls. Debris removal and code-compliant building systems
will ensure the property is safe, functional.

Signed: Angel López

Address: 112 Gregory Island Rd.

South Hamilton MA 01982

Phone: 617-217-8528

**TOWN OF HAMILTON
ZONING BOARD OF APPEALS**

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

Date Submitted: 09.08.25

Applicant Name: Angel López Phone: 617-217-8528

Applicant Address: 112 Gregory Island Rd. 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)**

Appeal of Decision of the Building Inspector

Conversion for Temporary Living Area

Comprehensive Permit

Other:

Address of Property if different from Applicant Address above:

20 BEECH STREET EXTENSION SOUTH HAMILTON MA 01982

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: Residential district

Existing Lot Size: 7.33 Acres

State Briefly what structures are on the property:

Existing single-family dwelling in disrepair and detached garage/shed.

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

The petitioner seeks approval to renovate and restore the existing single-family dwelling, which has been formally posted by the Hamilton Building Department as an unsafe structure. The project includes a second-floor addition.

State whether any petition as to the said premises has been submitted to this Board within the last five years. If so, give details:

None

State if any Building Permit has been granted to said premises within the past two years. If yes, give details:

Demo permit: Permit Number: 24-59RB

Signed: Angel López

Address: 112 Gregory Island Rd.

South Hamilton MA 01982

Phone: 617-217-8528

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) Section 5.3 _____

Special Permit Requested. Check all that apply.

District:

Type Use:

| | |
|---|--|
| <input checked="" type="checkbox"/> Residential District <input type="checkbox"/> Business District <input type="checkbox"/> Conservancy District <input type="checkbox"/> Elder Housing District <input type="checkbox"/> Groundwater Protection Overlay <input type="checkbox"/> Telecommunications <input type="checkbox"/> Other: Specify. _____ | <input type="checkbox"/> <u>Alteration of an existing single-family dwelling</u> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <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



SO.ESSEX #345 Bk:41894 Pg:414
12/06/2023 03:25 PM DEED Pg 1/3
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 12/06/2023 03:25 PM
ID: 1599816 Doc# 20231206003450
Fee: \$3,214.80 Cons: \$705,000.00

(SPACE ABOVE THIS LINE RESERVED FOR REGISTRY OF DEEDS USE)

FIDUCIARY DEED

I, **William Vincent Griffin, III, Personal Representative of the Estate of John Edward Griffin**, late of Hamilton, Essex County, Massachusetts, Essex County Probate and Family Court Docket No. ES23P2120EA, pursuant to that certain Decree of Sale of Real Estate issued by the Essex Probate and Family Court dated November 20, 2023, and recorded herewith,

for consideration of Seven Hundred Five Thousand Dollars and 00/100 (\$705,000.00) paid,

grant to **20 Beech Street LLC**, a Massachusetts limited liability company having a notice address of 100 Conifer Hill Drive, #512, Danvers, Essex County, Massachusetts,

with *Fiduciary Covenants*,

Beginning at a point on Chebacco Lake five hundred feet southerly from land now or late of Knowlton and thence running southerly by said Lake to the Butler Lot now or late of Whipple and others; thence westerly by said Butler Lot to land formerly of Porter; thence northerly by said Porter land to land of Smith to be conveyed to Luscomb; and thence easterly in a straight line by said land, to the point begun at on said Lake; together with a right of way over said Luscomb land and other land of Smith lying northerly thereof to the existing right of way from my said land over land now or later of Knowlton and thence over said way to Essex Street near Woodbury's Cross.

Meaning and intending hereby to convey the parcel of land described in deed of George A. Smith to Eugene M. Dolloff and Robert E. Frary, et ux, dated October 20, 1924, and recorded with said Registry in Book 2616, Page 369, with the exception of a triangular piece conveyed to Walter Luscomb of Beverly in said County in 1924.

Being the same premises conveyed to John E. Griffin by Deed of Edward W. Patterson Sr., and Evelyn G. Patterson, dated August 3, 1981, and recorded with the Essex South District Registry of Deeds in Book 6847, Page 075. John E. Griffin died on April 23, 2023 (see Essex County Probate and Family Court Docket No. ES23P2120EA).

I, **William Vincent Griffin**, the Personal Representative of the Estate of the Estate of John Edward Griffin, under the pains and penalties of perjury, hereby irrevocably release and

Property Address: 20 Beech Street Extension, Hamilton, Massachusetts 01936

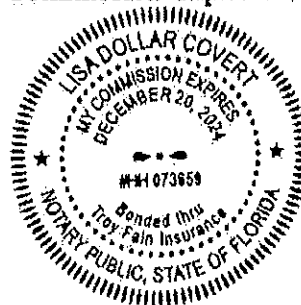
EXECUTED under seal on this 31 day of ^{October}~~November~~, 2023.

WV Griffin PER R
William Vincent Griffin, III, Personal
Representative of the Estate of John Edward
Griffin

County of Leon STATE OF FLORIDA

On this 31 day of ^{October}~~November~~, 2023, before me, personally appeared William Vincent Griffin, III, Personal Representative of the Estate of John Edward Griffin, proved to me through satisfactory evidence of identification, by showing me a copy of his identification, which was G 615938442070 FL DL, or personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed that the contents contained therein are truthful and accurate to the best of his knowledge and belief.

Lisa Dollar Covert
Notary Public
My Commission Expires: 12-20-24



September 9, 2025

MAP 66 LOT 1B-B

**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:

20 Beech St extension

So. Hamilton

Dated September 9, 2025

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

Jane Dooley
Director of Assessing



300 feet Abutters List Report

Hamilton, MA
September 09, 2025

Subject Property:

Parcel Number: 66-001B
CAMA Number: 66-01B-000B
Property Address: 20 BEECH ST EXT

Mailing Address: 20 BEECH STREET LLC
100 CONIFER HILL DRIVE #512
DANVERS, MA 01923

Abutters:

Parcel Number: 66-0001
CAMA Number: 66-000-0001
Property Address: 24 BEECH ST EXT

Mailing Address: JODOIN MICHAEL E TANJA L
24 BEECH ST EXT
SOUTH HAMILTON, MA 01982

Parcel Number: 66-0002
CAMA Number: 66-000-0002
Property Address: 37 BEECH ST EXT

Mailing Address: VACCARI PATRICIA A BISAILLON
DENISE A
37 BEECH ST EXT
SOUTH HAMILTON, MA 01982

Parcel Number: 66-0003
CAMA Number: 66-000-0003
Property Address: 2 BEECH ST

Mailing Address: DOHERTY BRIAN DOHERTY JESSICA
2 BEECH ST
SOUTH HAMILTON, MA 01982

Parcel Number: 66-0004
CAMA Number: 66-000-0004
Property Address: 16 BEECH ST

Mailing Address: POLISSON GEORGE KELLY
16 BEECH ST
SOUTH HAMILTON, MA 01982

Parcel Number: 66-0005
CAMA Number: 66-000-0005
Property Address: 38 BEECH ST

Mailing Address: LESTIENNE CAROLE A
38 BEECH ST
SOUTH HAMILTON, MA 01982

Parcel Number: 66-0006
CAMA Number: 66-000-0006
Property Address: 46 BEECH ST

Mailing Address: GRANZ JONATHAN KELLY
46 BEECH ST
SOUTH HAMILTON, MA 01982

Parcel Number: 66-0007
CAMA Number: 66-000-0007
Property Address: 54 BEECH ST

Mailing Address: POLITIS EDWARD J POLITIS MARISA L
54 BEECH ST
SOUTH HAMILTON, MA 01982

Parcel Number: 66-001A
CAMA Number: 66-01A-000A
Property Address: 22 BEECH ST EXT

Mailing Address: AUEN ROBERT A
22 BEECH ST EXT
SOUTH HAMILTON, MA 01982

Parcel Number: 66-003A
CAMA Number: 66-03A-000A
Property Address: 3 BEECH ST

Mailing Address: MIMMO ELIS MIMMO ERIC
3 BEECH ST
SOUTH HAMILTON, MA 01982

Parcel Number: 71-0010
CAMA Number: 71-000-0010
Property Address: 0 CHEBACCO RD

Mailing Address: FORD THOMAS C/O T FORD COMPANY
124 TENNEY ST
GEORGETOWN, MA 01833



www.cai-tech.com

9/9/2025

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300 feet Abutters List Report

Hamilton, MA
September 09, 2025

Parcel Number: 71-0015
CAMA Number: 71-000-0015
Property Address: 10 VILLA RD

Mailing Address: ROBERTS JEFFREY
11 VILLA ROAD
SOUTH HAMILTON, MA 01982

Parcel Number: 71-0025
CAMA Number: 71-000-0025
Property Address: 11 VILLA RD

Mailing Address: ROBERTS JEFFREY W
11 VILLA RD
HAMILTON, MA 01982



www.cai-tech.com

9/9/2025

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Abutters List Report - Hamilton, MA

129 EMERY REALTY TRUST
O'CONNOR JAYNE M TRUSTEE
23 WALNUT RD
SOUTH HAMILTON, MA 01982

HAMILTON TOWN OF
TOWN HALL
SOUTH HAMILTON, MA 01982

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

164-176 BAY ROAD, LLC
1 INN STREET-SUITE 5
NEWBURYPORT, MA 01950

HAMILTON TOWN OF
POLICE & FIRE STATION
265 BAY RD
SOUTH HAMILTON, MA 01982

MARC-AURELE DREW & OLEARY
30 CENTRAL ST
IPSWICH, MA 01938

BUFFALO HEAD LLC
161 BAY RD
SOUTH HAMILTON, MA 01982

HAMILTON TOWN OF
WINTHROP SCHOOL
325 BAY RD
SOUTH HAMILTON, MA 01982

MBTA
RE MANAGEMENT DIVISION
10 PARK PLAZA
BOSTON, MA 02116

C.A.M. HOLDINGS LLC
C/O MICHAEL PALLAZOLA
227 WILLOW ST
SOUTH HAMILTON, MA 01982

HAMILTON/WENHAM LLC
C/O SSG COMMERCIAL LLC
204 N HOWARD AVE
TAMPA, FL 33606

NEWBOLD STEPHEN M
MEREDITH D
4 CARRIAGE LN
SOUTH HAMILTON, MA 01982

C/O M&T BANK
CORPORATE SERVICES 18TH F
ONE M&T PLAZA
BUFFALO, NY 14203

HARWOOD LINDSAY DAVIS
TRUSTEE L&N DAVIS FAMILY
70 CUMMINGS AV
SOUTH HAMILTON, MA 01982

NOSTRAND STEPHEN DUDLEY &
38 WALNUT RD
SOUTH HAMILTON, MA 01982

CAMPBELL JULIA R
CAMPBELL TIMOTHY
36 WALNUT RD
SOUTH HAMILTON, MA 01982

HAYWOOD CARIN J
TRUSTEE
5 CARRIAGE LN
SOUTH HAMILTON, MA 01982

PETTY KRISTINA MARIE
51 CUMMINGS AV
SOUTH HAMILTON, MA 01982

CAROLINA JOSEPH P
CAROLINA ANTIONETTE M
71 CUMMINGS AVE
SOUTH HAMILTON, MA 01982

INVESTMENT COMMITTEE OF
SCANGAS REALTY ASSOCIATES
330 LYNNWAY
LYNN, MA 01901

R.A.J. PROPERTIES LLC
31 RAILROAD AV
SOUTH HAMILTON, MA 01982

CURTIS CHARLES FOWLER
SAMPLE JUDIBROWN BOWERMAN
27 WALNUT RD
SOUTH HAMILTON, MA 01982

KASSABIAN STEPHANIE LEE T
18 WALNUT RD
SOUTH HAMILTON, MA 01982

SMALL TOWN RE LLC
P.O. BOX 250
ESSEX, MA 01929

CUTTER DAVID A & SARAH S
15-19 RAILROAD REALTY TR
PO BOX 1136
GLOUCESTER, MA 01931

LANI ERIC
BARTTER CHARLOTTE
7 CARRIAGE LN
SOUTH HAMILTON, MA 01982

SMITH DOUGLAS P
MARCIA G
1 FAIRFIELD DR
SOUTH HAMILTON, MA 01982

DWYER SHAUN W
ONDINE M TE
24 WALNUT RD
SOUTH HAMILTON, MA 01982

LEARY KEVIN J
THERESA
209 BAY RD
SOUTH HAMILTON, MA 01982

TURCOTTE JASON M
CATHERINE R
52 CUMMINGS AV
SOUTH HAMILTON, MA 01982

U S POSTAL SERVICE
NORTHEAST FSO ATTN: FCT
6 GRIFFIN RD NORTH
WINDSOR, CT 06006-0300

WALSH PATRICK
WALSH ANNE
6 CARRIAGE LN
SOUTH HAMILTON, MA 01982

WILKINS CHRISTOPHER
KCHRISTIE
2 CARRIAGE LN
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

WISSER WILLIAM
KATHERINE
26 WALNUT RD
SOUTH HAMILTON, MA 01982