

Print

Meeting Notice - Submission #4217

Date Submitted: 3/5/2019



Pursuant to MGL Chapter 30A, § 18-25

All meeting notices and agenda must be filed with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays). All meeting notices and agenda must be submitted to the Town Clerk for posting no later than one hour prior to the close of business.

Received by Town Clerk

3/5/2019

8:50 AM

Is this a REVISED MEETING NOTICE\*

NO

Date of Original Posting

REQUIRED

Time of Original Posting

REQUIRED

If this is a revision to an earlier revision, please list date and time of previous revision(s)

Example: 01/01/16 at 12:01 PM

Committee or Governing Body\*

Zoning Board of Appeals

Meeting Location\*

Town Hall - Romm A

Date & Time of Meeting\*

3/21/2019

7:00 PM

Signature of Chairman or Authorized Person\*

M.Rodgers

Date\*

3/5/2019

## AGENDA

7:00 PM -Citizen Queries:  
Continued Public Hearings:

Richard and Debra Brockelbank request: a use variance, pursuant to section XI.K, to allow an accessory apartment in a two-family dwelling; modification of a special permit prohibiting the creation of an additional dwelling unit; and a special permit pursuant to sections IIB.3, V.D, VI.B, IX.J, & XI.J at 241 High Street. Continued from November and January meetings.

Kieran McAllen requests Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct 40 age-restricted for-sale dwelling units (20 duplexes), of which 25% would be subsidized for low to moderate income use, at 30 and 34 Town Farm Road and 17 Locust Road (Assessor's Map 30B, Lots 63, 37A and 33) (continued from the May, June, July, August, September, October, November 2017; January, February, March, April, May, June, July, August, September, October, and November 2018; January 17, 2019 and February 21, 2019 meetings)  
Cammatt provided peer review 2/19/19

Essex Pastures, LLC requests Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct one hundred ninety-four (194) residential rental units, of which forty-nine (49) units would be affordable to households earning no more than eighty-percent (80%) of the area median income at 26 Essex Road (Assessor's Map 54A, Lot 14A) 36 Essex Road (Map 54C, Lot 22); 38 Essex Road (Map 54C, Lot 22A) 42 Essex Road, (Map 54C, Lot 23) and 44 Essex Road (Map 54C, Lot 24). (continued from the June, July, August, September, October, and November 2018; January 17, 2019, and February 21, 2019 meetings)

Elder Friendly Housing, LLC. Karl Mayer requests a Comprehensive Permit approval, pursuant to MGL Ch. 40B, to construct eight (8) age-restricted for-sale dwelling units of which 25% (2 units) would be subsidized for low to moderate income use at 25 Pleasant Street (Map 41B Lot 043) (continued from the August, September, October, and November 2018; January 17, 2019 and February 21, 2019 meetings)

Carole Douglas Hall requests a special permit and/or variance pursuant to Sections II B -XI.J, XI.K and Footnote 2 to the Table of Dimensional and Density Regulations in section VI to reduce the front yard setback from existing 21-feet to 1-foot and to reduce the left side yard setback from 31-feet to 8.5-feet, to construct a two-story addition at 6 Cameron Avenue. (Assessor's Map 31D Lot 68A).

Carole Douglas Hall requests a special permit to construct an accessory apartment pursuant to sections IX.J & XI.J in a single family dwelling 6 Cameron Avenue. (Assessor's Map 31D Lot 68A).

Ryan McShera, Red Barn Architecture requests a special permit and/or variance pursuant to sections XI.J and XI.K and II.B.3, footnote 2 to the Table of Dimensional and Density Regulations in section VI for attaching a two story addition to the primary structure, all within existing setbacks at 44 High Street. (Assessor's Map 30D Lot 33)

George A Hulbert Jr. requests a Special Permit pursuant to Sections XI.J and VI.B Table of Dimensional and Density Regulations and F footnote (b) to construct an Accessory Structure (1,200 s.f. garage) larger than the allowed 750 square feet at 39 Town Farm Road. (Map 46 Lot 0046).

Bruce McFarland requests a Special Permit pursuant to Sections XI.J and IIB.2 for relief to reduce the front yard setback no greater than 10% to construct a mud room entry way at 172 County Road (Map 62B Lot 015)

Approval of Minutes: 1/17/19

Adjourn: