



MANCHESTER-BY-THE-SEA

ZONING BOARD OF APPEALS • TOWN HALL • 2ND FLOOR
MEETING ROOM
Manchester-by-the-Sea, Massachusetts 01944-1399

ZONING BOARD OF APPEALS MEETING AGENDA

The Zoning Board of Appeals of the Town of Manchester-by-the-Sea will hold a Public Meeting on **Wednesday, March 24, 2021 at 7:00 p.m.** Although Board members may participate in person or via remote means, there will be no in-person public attendance or participation at this meeting. Members of the public who wish to listen and to participate in this meeting/hearing may do so as follows:

To join the Zoom online meeting:

<https://zoom.us/j/95025812168?pwd=dTJleWxoUIM3azBySIBFT0xUWUwxQT09>

Meeting ID: 950 2581 2168

Passcode: 495664

One tap mobile

+16465588656,,95025812168# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 950 2581 2168

Find your local number: <https://zoom.us/u/aTruBUwua>

PUBLIC HEARING—CONTINUED APPLICATIONS

Modified application of **Nicholas Chareas/MAC Holding Services, LLC** for a Special Permit under Sections 6.1.2 and 7.5.2 of the Zoning By-Law, and/or other relief as may be necessary, to alter, expand, or change an existing non-conforming hotel/Inn and single-family residential dwelling use to a non-conforming three (3) unit (from originally proposed six (6) unit) multi-family and a single family dwelling use in accordance with the plans, at **2 Harbor Street**, Assessor's Map No. 1, Lot No. 65 in District E, filed with the Town Clerk on December 16, 2020.

Application of **Steve & Jenny Athanas** for a Variance under Section 5.4 of the Zoning By-Law with regard to side setback, lot coverage by structure, and lot coverage by impervious surface, and/or other relief as may be necessary, to construct a 2-story addition on an existing non-conforming lot, at **144 Summer Street**, Assessor's Map No. 39, Lot No. 56 in District A, filed with the Town Clerk on January 20, 2021.

PUBLIC HEARING—NEW APPLICATIONS

Application of **Lisa Martinez and Chris Williams** for an Appeal of an Administrative Decision by the Building Inspector, dated January 13, 2021, regarding **48 Central Street**, Assessor's Map No. 44, Lot No. 19 in District G, filed with the Town Clerk on February 11, 2021.

Application of **Amy Hunt** for a Special Permit under Sections 6.1.2, 7.5.2, and 4.1.10 (f) of the Zoning By-Law and/or other relief as may be necessary, for installation of a Gunite swimming pool, at **35 Forster Road**, Assessor's Map No. 29, Lot No. 14 in District C, filed with the Town Clerk on February 9, 2021.

Application of **Pete and Patricia Michaels** for a Special Permit under Sections 6.1.2, 7.5.2, and 4.1.10 (f) of the Zoning By-Law and/or other relief as may be necessary, to install a 7x13 soak pool (61 inches deep, 18 inches above ground) clad in stone, at **161 Bridge Street**, Assessor's Map No. 26, Lot No. 39 in District C, filed with the Town Clerk on February 24, 2021.

Application of **5 Masconomo Street LLC** for a Special Permit under Sections 6.1.2 and 7.5.2 of the Zoning By-Law and/or other relief as may be necessary, to enable the reduction of the area of a nonconforming lot from 60,038 square feet to 52,042 square feet, and to remove and replace the existing decks and stairs, at **5 Masconomo Street**, Assessor's Map No. 15, Lot No. 43 in District E, filed with the Town Clerk on February 24, 2021.

ADMINISTRATIVE MATTERS

ZBA Meeting Minutes: Review and approval of the January 20 and February 17, 2021 meeting minutes.

State 40B Handbook: Review and discussion.

Any other administrative matters that could not reasonably have been anticipated in advance of the required 48-hour posting.

Sarah Mellish, Esq., Chairperson
Zoning Board of Appeals