



# MANCHESTER-BY-THE-SEA

ZONING BOARD OF APPEALS • TOWN HALL  
Manchester-by-the-Sea, Massachusetts 01944-1399  
Telephone (978) 526-1410 FAX (978) 526-2001

## NOTICE OF PUBLIC HEARING

The **Zoning Board of Appeals** of the **Town of Manchester-by-the-Sea** will hold a Public Hearing on **Wednesday, March 25, 2020 at 7:00 p.m.** This is a **Virtual Meeting**, on the following matters:

**To join the online meeting:**

Dial-in number (US): (425) 535-9843

Access code: 329-392-749#

Online meeting ID: communications2

Join the online meeting: <https://join.startmeeting.com/communications2>

## CONTINUED APPLICATION

1. Application of **William G. Shipman** for a Variance under Section 7.4.6 and/or 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 construct a 3-bay garage with a 5 foot setback from side yard for accessibility purposes, at **15 Overledge Road**, Assessor's Map No. 50, Lot No. 56, in District C, filed with the Town Clerk on January 13, 2020.

## NEW APPLICATIONS

1. Application of **David W. Cressey** for a Special Permit under Sections 4.1.10 (f), 6.1.2, and 7.5.2 of the Zoning By-Law, and/or other relief as may be necessary, to construct a 20 foot by 40 foot kidney-shaped swimming pool and hot tub, as well as a 16 foot by 26 foot pool house, at **16 Forster Road**, Assessor's Map No. 28, Lot 59 in District A, filed with the Town Clerk on February 23, 2020.

2. Application of **Seventeen Proctor LLC** for a Special Permit under Sections 4.1.10, 6.1.2 and 7.5.2 of the Zoning By-Law, and/or other relief as may be necessary, to construct a tennis court and modification of a non-conforming lot, at **24 Proctor Street**, Assessor's Map No. 16, Lot No. 26, in District E, filed with the Town Clerk on February 18, 2020.

3. Application of **Jeffrey Karpowich** 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 remove existing one-bedroom cottage and replace it with a two-story one-bedroom cottage. The ground floor will consist of a garage and entryway with stairs to the second floor. The one-bedroom apartment will be located above the garage, at **4 Sandpiper Lane**, Assessor's Map No. 1, Lot No. 68, in District D, filed with the Town Clerk on February 20, 2020.

**ADMINISTRATIVE MATTERS**

**ZBA Meeting Minutes:** Review and approval of the February 26, 2020 meeting minutes.

**Zoning Study Group:** Discussion regarding the proposed By-Law change (no voting on the change, and will be discussed at future public forums).

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

**NOTICE OF PRE-HEARING SITE VISITS**

Members of the Zoning Board of Appeals will conduct a site visit at the below-listed properties on **Saturday, March 21, 2020, starting at 9:30 a.m.** The visit is expected to last approximately 15 minutes. The applicant(s) and/or their representative(s) must be present at this scheduled site visit and should be prepared to describe their proposed projects and answer any of the ZBA members' questions. **If the applicant(s) and/or their representative(s) are not present at the site visit, the application may be continued to the following month's ZBA meeting.**

- 1. David W. Cressey 16 Forster Road
- 2. Seventeen Proctor LLC (Mark Glovsky, Esq.) 24 Proctor Street
- 3. Jeffrey Karpowich 4 Sandpiper Lane

Sarah Mellish, Esq., Chairperson  
Zoning Board of Appeals

**Filed in the Office of the Town Clerk  
Manchester-by-the-Sea  
Massachusetts**

Date: March 20, 2020 Time: 3:30PM

Adele Ardolino  
Assistant Town Clerk