



# 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, July 22, 2020 at 7:00 p.m.** This meeting could be 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>

## NEW APPLICATIONS

1. Application of **Meredith Anderson** 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 a non-conforming structure on a lot that is of non-conforming size, at **24 Forest Street**, Assessor's Map No. 39, Lot No. 50 in District A, filed with the Town Clerk on May 19, 2020.
2. 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 request to amend a Special Permit approved on March 25, 2020, for which the Decision was filed with the Town Clerk on April 21, 2020 to move the location of the pool, at **16 Forster Road**, Assessor's Map No. 28, Lot 59 in District A, originally filed with the Town Clerk on February 23, 2020.
3. Application of **Jacqueline Duff** for a Special Permit under Sections 6.1.2 and 7.5.2 and a Variance under Section 7.4.6 of the Zoning By-Law, and/or other relief as may be necessary, to separate two non-conforming structures on one lot to two structures on two separate lots, at **28 Tappan Street**, Assessor's Map No. 15, Lot No. 6 in District A, filed with the Town Clerk on June 9, 2020.
4. Application of **Jonathan and Jessica Patrick** for a Special Permit under Sections 6.1.2 and 7.5.2 and a Variance under Section 7.4.6 of the Zoning By-Law, and/or other relief as may be necessary, to allow the existing one-story, one-car garage, constructed in 2019, to remain in its existing location, 2.8' from the Northeasterly side lot line and 25.7' from Summer Street, where 5' and 30' setbacks, respectively, are required, all as depicted on the accompanying plan, at **801 Summer Street**, Assessor's Map No. 1, Lot No. 5 in District B, filed with the Town Clerk on June 16, 2020.

## ADMINISTRATIVE MATTERS

**ZBA Meeting Minutes:** Review and approval of the June 17, 2020 and July 1, 2020 meeting minutes.

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 site visits at the below-listed properties on **Monday, July 20, 2020, starting at 6:00 p.m.** The visits are 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.**

Meredith Anderson	24 Forest Street
David Cressey	16 Forster Road
Jacqueline Duff	28 Tappan Street
Jonathan and Jessica Patrick	801 Summer Street

Sarah Mellish, Esq., Chairperson  
Zoning Board of Appeals