



# MANCHESTER-BY-THE-SEA

Town of Manchester-by-the-Sea

OCT 02 2018

Town Clerk

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

## Manchester-by-the-Sea Zoning Board of Appeals: Meeting and Hearing Notice

Date: **October 29, 2018**  
Time: 7:00 p.m.  
Location: Town Hall, 10 Central Street, Room 5

### NOTICE OF PUBLIC HEARING

The **Zoning Board of Appeals** of the **Town of Manchester-by-the-Sea** will hold a Public Hearing on **Monday, October 29, 2018 at 7:00 p.m.** at the **Town Hall, Room 5**, on the following matters:

#### NEW APPLICATIONS

1. Application of **Pickworth Partners LLC**, for a Variance under Section 7.4.6 of the Zoning By-Law, and/or other relief as may be necessary, to remove an existing house that is in poor condition and located on a narrow and odd shaped lot, repair the septic system, and replace the house. The applicant requests an extension of the time frame provided under Zoning Ordinance Section 6.1.4 from two years to five years, at **44 Masconomo Street**, Assessor's Map No. 18, Lot 17 District E, filed with the Town Clerk on September 26, 2018.
2. Application of **Henri Deguillebon**, 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 add alterations and additions to a non-conforming structure on a non-conforming lot, at **9 Washington Street**, Assessor's Map 46, Lot 10, District G, filed with the Town Clerk on September 26, 2018.

#### CONTINUED APPLICATION

1. Revised application of **Matthew Genta**, for an Appeal of an Administrative Decision under Section 7.4.5 and a Variance under Section 7.4.6 of the Zoning By-Law, and/or other relief as may be necessary, to appeal the Manchester Building Inspector's Decision ordering a discontinuance of current residential use, and to divide or subdivide the properties at 1 and 3 Boardman Avenue into two lots, at **1 and 3 Boardman Avenue**, Assessor's Map 24, Lot 31, District E, filed with the Town Clerk on July 25, 2018.

#### ADMINISTRATIVE MATTERS

**ZBA Meeting Minutes:** Review and approval of the September 6, 2018 and September 26, 2018 minutes.

**ZBA Application Revisions:** Continued discussion regarding revisions to the ZBA Application, including changing the number of copies requested and the size of the plans.

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 Board will conduct a site visits at the below-listed properties on **Saturday, October 27, 2018, starting at 9:30 a.m.** The visits are expected to last approximately 15 minutes, and the applicants and/or their representatives should be present and prepared to describe the proposed activities. The visits will not necessarily be conducted in the order listed below.

- 1. Pickworth Partners LLC                      44 Masconomo Street
- 2. Henri Deguillebon                              9 Washington Street

Bridget Murray, Esq., Chairman  
Zoning Board of Appeals

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

Date: Oct 2, 2018 Time: 2:30pm

Christy Pierce  
Town Clerk