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Tuesday, October 31, 2023
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Manchester-By-The-Sea Meeting Posting

Notice of Public Meeting – (As required by M.G.L.Ch.30A §18-28)

Board/Committee: **ZONING BOARD OF APPEALS**

Day & Date: Wednesday, November 15, 2023

Time: 7:00 p.m.

Location: This is a **Hybrid** meeting, in Room 5 and on Zoom, Presenters and Public are welcome to attend in person or online.

Manchester-by-the-Sea 3 is inviting you to a scheduled Zoom meeting

<https://us06web.zoom.us/j/83809963397?pwd=g5xoloDxofNgibBe16Et8zZQP8bxqi.1>

Meeting ID: 838 0996 3397

Passcode: bRv5nf Dial in: 646 558 8656

New Applications

Application of Old Quarry, LLC for a Variance under Sections 5.5 and 12.3.3 of the Zoning By-Law, and or other relief as may be necessary to allow an 8’ increase in the building height from 55’ to 63’, to allow a 4’ increase in height for mechanical appurtenances, from 15’ to 19’ and to allow an 11’ increase in height of vent pipes, from 15’ to 26’ located **Off Atwater Avenue**, Assessor’s Map 37, Lot Nos. 7 & 8 in the LCD filed with the Town Clerk on October 16, 2023.

Application of Heather and James Campbell for a Special Permit under Sections 5.3 and 12.5 of the Zoning By-Law, and or other relief as may be necessary to allow for the addition of a second story over the single story garage to create, add a second story over a portion of the existing single story house and add a small addition at the center front of the existing nonconforming residential structure at **3 Harold Street**, Assessor’s Map 39, Lot No. 2 in District A filed with the Town Clerk on September 28, 2023.

Application of Joseph Falzone on behalf of Francesca C. Falzone, Trustee of the Black Cove Realty Trust for a Special Permit under Sections 5.0, 7.2 and 12.5 of the Zoning By-Law to allow for the change from a nonconforming use (parking and storage) to a single-family residence in a nonconforming structure on a nonconforming lot at **73 Harbor Street**, Assessor’s Map 22, Lot No. 32 in District E filed with Town Clerk on October 12, 2023.

Application of David M. Doucette for a Special Permit under Sections 5.0 and 12.5 of the Zoning By-Law to raze the existing single-family nonconforming structure on a nonconforming lot and construct a new nonconforming single-family home attached to the existing garage which will encroach less into the front and rear side setbacks at **168 Pine Street**, Assessor’s Map 32, Lot No. 54 in District A filed with Town Clerk on October 16, 2023.

Administrative Matters

- **Review and approve meeting minutes**
- **Status of Decisions**
- **Any other administrative matters that could not reasonably be anticipated in advance of the required 48-hour posting.**