



AMENDED AGENDA RECEIVED
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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 17, 2021

Amended Agenda Time: 7:00 p.m.

Location: All Board Members, Presenters and Public on Zoom

Join the online Zoom Meeting

<https://us06web.zoom.us/j/87464690880?pwd=MU15c2VIcU5LR0t5QzNPcXd0Q2w4dz09>

Meeting ID: 874 6469 0880 Passcode: 275932
+1 646 558 8656 US (New York)

Signature: Gail M. Hunter, ZBA Clerk

MEETING AGENDA

PUBLIC HEARING -- CONTINUED APPLICATION

Application of **Mike Cronin**, 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 for the renovation of an existing sports court with a proposed expansion to 45 feet x 63 feet and installation of new sport court surface tile at **151 Bridge Street**, Assessor's Map No. 26, Lot No. 33 in District C filed with the Town Clerk on July 15, 2021.

NEW APPLICATIONS

Application of **Adam and Cynthia Zaiger**, 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 renovate the existing non-conforming barn structure to create family living quarters for an employee of the property owner who resides on the property at **21 Union Street**, Assessor's Map 45, Lot No. 12 in District G filed with the Town Clerk on September 28, 2021.

Application of **34 Tappan, LLC, Todd Waller, Manager**, 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 for the renovation to an existing 2 ½ story storage building to 4 residential units and renovation of an existing 1 ½ story garage for a 4-car garage at **34 Tappan Street**, Assessor's Map No. 15, Lot No. 04 in District A filed with the Town Clerk on September 29, 2021

Application of **Kelly Carpa**, 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 for removal and reconstruction of existing garage and sunroom with added living space above, added farmer's porch, rear yard terrace, outdoor shower and fence enclosure at **28 Forster Road**, Assessor's Map 29, Lot No. 7 in District A filed with the Town Clerk on October 21, 2021.

Application of **Brian Stein**, on behalf of **Marianthe Mewkill**, 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 construct a new screen porch on an existing non-conforming deck footprint which encroaches into the side setback located on a non-conforming lot at **44 Harbor Street**, Assessor's Map 22, Lot No. 13 in District E filed with the Town Clerk on October 27, 2021.

Application of **Brian Stein**, on behalf of **Kevin and Shayna Potter**, KSPS Family Trust, 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 install a new pool that will be within a retaining wall at the rear of the house. Which will be an accessory use to an existing structure being razed and rebuilt at **17 Proctor Street**, Assessor's Map 16, Lot No. 17 in District E filed with the Town Clerk on October 27, 2021.

ADMINISTRATIVE MATTERS

- **Review and approval of meeting minutes, August 25, 2021, September 15, 2021 and October 27, 2021**
- **Discuss matters related to 40B Project**
- **Status of Decisions**

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

SITE VISIT AGENDA

Members of the Zoning Board of Appeals will conduct site visits at the below-listed properties on **Saturday, November 13, 2021, at 9:30 a.m.** The visits are expected to last approximately 15 minutes. The applicant and their representative must be present at the scheduled site visit and should be prepared to describe their proposed projects and answer any questions of ZBA Board Members. **If the Applicant and their representative are not present at the site visit, the application may be continued to the following month's ZBA meeting.**

New Applications

Kelly Carpa	28 Forster Road
Brian Stein on behalf of Kevin and Shayna Potter	17 Proctor Street
Brian Stein on behalf of Marianthe Mewkill	44 Harbor Street