



# MANCHESTER-BY-THE-SEA

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ZONING BOARD OF APPEALS • TOWN HALL • 2<sup>ND</sup> FLOOR  
MEETING ROOM

Manchester-by-the-Sea, Massachusetts 01944-1399  
Telephone (978) 526-1410 FAX (978) 526-2001

## ZONING BOARD OF APPEALS MEETING AGENDA—REVISED 1/14/2021

The Zoning Board of Appeals of the Town of Manchester-by-the-Sea will hold a Public Meeting on Wednesday, January 20, 2021 at 7:00 p.m. Although Board members may participate in person or via remote means, there will be no in-person public attendance or participation at this meeting. Members of the public who wish to listen and to participate in this meeting/hearing may do so as follows:

### **To join the Zoom online meeting:**

Manchester-by-the-Sea 1 is inviting you to a scheduled Zoom meeting.

Time: Jan 20, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/96359717940?pwd=ZmNWcjdoOEdzMTRzMW5LajNNMTBNUT09>

Meeting ID: 963 5971 7940

Passcode: 295034

One tap mobile

+13017158592,,96359717940# US (Washington D.C)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 963 5971 7940

Find your local number: <https://zoom.us/u/adrr4lJxj>

## **PUBLIC HEARING—CONTINUED APPLICATION**

Application of **J Barrett & Company (Dale T. & Linda Chapman, Owners)** for a Variance under Section 7.4.6 of the Zoning By-Law, and/or other relief as may be necessary, to allow for ten (10) additional parking spaces as a result of the change from residential dwelling to real estate office use, at **37 Beach Street**, Assessor's Map No. 45, Lot No. 19 in District G, filed with the Town Clerk on November 17, 2020. **Review applicant's request to Withdraw Application without Prejudice.**

## **PUBLIC HEARING--NEW APPLICATIONS**

Application of **Nicholas Chareas/MAC Holding Services, LLC** 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, expand, or change an existing non-conforming hotel/Inn and single-family residential dwelling use to a non-conforming six (6) unit multi-family and a single family dwelling use in

accordance with the plans, at **2 Harbor Street**, Assessor's Map No. 1, Lot No. 65 in District E, filed with the Town Clerk on December 16, 2020.

Application of **Binnabah, LLC** 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 and expand existing non-conforming single family structure, setbacks, building height, floor area, location, parking and lot coverages by structure and impervious materials in accordance with the plans submitted with the application, at **1 Sandpiper Lane**, Assessor's Map No. 1, Lot No. 65 in District G, filed with the Town Clerk on December 16, 2020.

Application of **Binnabah, LLC** 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 and expand existing non-conforming single family structure, setbacks, building height, floor area, location, parking and lot coverages by structure and impervious materials in accordance with the plans submitted with the application, at **3 Sandpiper Lane**, Assessor's Map No. 1, Lot No. 66 in District G, filed with the Town Clerk on December 16, 2020.

Application of **Binnabah, LLC** for a Modification of 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 and expand existing non-conforming single family structure, setbacks, building height, floor area, location, parking and lot coverages by structure and impervious materials in accordance with the plans submitted with the application, at **4 Sandpiper Lane**, Assessor's Map No. 1, Lot No. 68 in District G, filed with the Town Clerk on December 16, 2020.

Application of **Binnabah, LLC** 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 and expand existing non-conforming single family structure, setbacks, building height, floor area, location, parking and lot coverages by structure and impervious materials in accordance with the plans submitted with the application, at **5 Sandpiper Lane**, Assessor's Map No. 1, Lot No. 67 in District G, filed with the Town Clerk on December 16, 2020.

Application of **Binnabah, LLC** 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 and expand existing non-conforming single family structure, setbacks, building height, floor area, location, parking and lot coverages by structure and impervious materials in accordance with the plans submitted with the application, at **7 Sandpiper Lane**, Assessor's Map No. 1, Lot No. 71 in District G, filed with the Town Clerk on December 16, 2020.

Application of **Binnabah, LLC** 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 and expand existing non-conforming single family structure, setbacks, building height, floor area, location, parking and lot coverages by structure and impervious materials in accordance with the plans submitted with the application, at **9 Sandpiper Lane**, Assessor's Map No. 1, Lot No. 70 in District G, filed with the Town Clerk on December 16, 2020.

## **ADMINISTRATIVE MATTERS**

**ZBA Meeting Minutes:** Review and approval of the November 18, 2020 and December 16, 2020 meeting minutes.

**2 Tanglewood Road:** Discuss Conservation Commission response—no wetlands exist.

**4 Crafts Court:** Discuss plan modification.

**Decision Writing:** Discuss parameters.

### **Overview of State 40B Handbook**

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

Sarah Mellish, Esq., Chairperson  
Zoning Board of Appeals