



**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA**

January 10, 2023 – 7:00 pm @ Community Development Department

Physical Location: 3 North Lowell Road (Community Development Department) Live
Broadcast: WCTV Channel 20 – Local Cable TV
Live Stream: <http://www.wctv21.com/>

To access via Zoom: [ZBA Meeting](#)

Meeting number/access code: 865 4393 1593 **Password:** 250013 **To join by phone:** 1 646 876 9923

Call to Order

Case #36-2022 Parcel 13-A-102 & 13-A-196B

Applicant – Edward N. Herbert Associates, Inc.

Owner – Ramos Real Estate, LLC

Location – 12 Roulston Road/Lamson Road

Zoning District – Limited Industrial District

Variance relief is requested from **Sections 601.3, 606.1, and 702/Appendix A-1** to merge the two pre-existing, non-conforming lots to create one large, less nonconforming lot. Additionally, the applicant is requesting to build a three-unit multi-family dwelling in the Limited Industrial District and locate said structure within the required 100 ft buffer of the WWPDP, where such use and placement of structures is prohibited. Also, to permit a thirty (30') ft front setback, where fifty (50') ft is required and to permit a lot size of 39,342 SF for the merged lot, where at least 70,000 SF is required.

Case #38-2022 Parcel 22-L-201

Applicant – Edward N. Herbert Associates, Inc.

Owner – Shawn Ford

Location – 15 Prescott Road

Zoning District – Residential District A / WPOD

Variance relief is requested from **Sections 702/Appendix A-1** to permit an existing deck that was constructed without a building permit on a pre-existing, non-conforming lot, with a setback of thirty-nine (39) ft, where fifty (50) ft is required in the rear, and side yard setbacks of twenty-nine (29) ft on the left and nineteen (19) ft on the right where thirty (30) ft is required on each side.

Case #40-2022 **Parcel 17-M-5**
Applicant – Kenneth Walsh
Owner – Maria Giakoumakis
Location – 17 Armstrong
Zoning District – Residential District A / WPOD

Variance relief is requested from **Sections 406.2, and 702 / Appendix A-1** to construct an addition on a pre-existing, non-conforming lot of 416 sq ft, with a front setback of thirty-one (31') ft, where fifty (50') ft is required. A right-side yard setback of five (5') ft, where thirty (30') ft, is required. To allow fifteen (15%) percent in expansion of the area from 3,655 SF to 4,285 SF, and in volume from 31,145 CF, to 36,600 CF.

Meeting Minutes to Review and Approve: 11-22-22 (Site Walk), 12-13-22 & 12-27-22

Planning Sessions and By-law updates
Legislative/Staff Updates Adjournment

**Copies of all Zoning Board of Adjustment applications and materials are available for review at the
Community Development Department; 3 North Lowell Road, Monday – Friday 8am – 4pm.**