

# AMESBURY ZONING BOARD OF APPEALS

Amesbury City Hall Auditorium, 62 Friend Street

Thursday, December 11, 2014 - 7:00 pm

AGENDA

Amended 12/10/14

## MINUTES:

September 25, 2014 (see memo)

October 23, 2014

14 DEC -2 AM 10:29

AMESBURY CITY CLERK

## ADMINISTRATIVE:

1. 2015 Zoning Board of Appeals Meeting Schedule

2. Request for Extension (one year) – 29 Clark's Road / Eagle Point expires January 14, 2015

3. Michael J. Picard, Sr. & Michael J. Picard, Jr., Trustees of 176 Elm Street Realty Trust

New proposed parking plan and request that the Board modify previous decision in connection with the Special Permit/Finding to enable applicant to proceed with this parking plan.

A public hearing will be held by the City of Amesbury Zoning Board of Appeals at the Amesbury City Hall Auditorium, 62 Friend Street, Amesbury, MA, on Thursday, December 11, 2014, at 7:00 pm, to consider the following:

**Bradley M. Kutcher, Trustee of Kimberly Realty Trust** is seeking a SPECIAL PERMIT/FINDING under the Amesbury Zoning Bylaws Section IX.B to construct a single family home on a pre-existing nonconforming lot with pre-existing nonconforming front, side and rear yards at 171 Lions Mouth Road, MA in an R-8 Zoning District, Precinct 4.

**Richard & Lori Boudrow** are seeking a VARIANCE under the Amesbury Zoning Bylaws, Section VI,B to construct a new single family home in place of existing single family home. The proposed home will create a new side yard non-conformity at 50 Merrimac Street, Amesbury, MA in an R-20 Zoning District, Precinct 1.

**Richard & Lori Boudrow** are seeking a SPECIAL PERMIT/FINDING under Amesbury Zoning Bylaws, Section IX,B to extend and/or alter a pre-existing non-conforming structure by demolishing the existing structure and building a new non-conforming structure in its place, at 50 Merrimac Street, Amesbury, MA in an R-20 Zoning District, Precinct 1.

**Lyndsey & George Haight** are seeking a VARIANCE under the Amesbury Zoning Bylaws, Section VI,B., Section X to allow encroachment of front setback from 25 feet to 21.2 feet, right side setback from 22.4 feet to 6.2 feet (front corner) and 4.2 feet (back corner) at 2 Pine Street, Amesbury, MA in an R-8 Zoning District, Prec. 3.

**Tim Bailey-Gould** is seeking a VARIANCE under the Amesbury Zoning Bylaws, Section XI,K.1 to revert back existing residence to a two-family residence with insufficient frontage and front and side yard setbacks at 39 Cedar Street, Amesbury, MA in an R-8 Zoning District, Precinct 3.

## CONTINUED PUBLIC HEARING (October 23, 2014)

**Tim Bailey-Gould** is seeking a SPECIAL PERMIT / FINDING under the Amesbury Zoning Bylaws Section XI K.2 to return an existing single family home into a two family residence at 39 Cedar Street, Amesbury, in an R8 Zoning District, Precinct 3.

**NEXT MEETING January 22, 2015**

Seating L-R: Lavoie - Vincent - Orem - Collins - Sherrill - McDermot - Haraske - Nadeau