



# MANCHESTER-BY-THE-SEA

ZONING BOARD OF APPEALS • TOWN HALL  
Manchester-by-the-Sea, Massachusetts 01944-1399  
Telephone (978) 526-1410 FAX (978) 526-2001

**MEETING:** ZONING BOARD OF APPEALS  
**DATE:** JANUARY 25, 2017  
**TIME:** 7:00 P.M.  
**LOCATION:** TOWN HALL - ROOM 5

## AGENDA

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### NOTICE OF PUBLIC HEARING

The Zoning Board of Appeals of the **Town of Manchester-by-the-Sea** will hold a Public Hearing on **Wednesday, January 25, 2017 at 7:00 p.m.** at the **Town Hall, Room 5**, on the following matters.

#### CONTINUED APPLICATION

1. Application of **Kettle Cove PC&J, LLC/Surf Village** for a Variance under Section 7.4.6 of the Zoning By-Law, and/or other relief as may be necessary, to allow use of on-site septic system of more than 4 dwellings, and reduce the 50 ft. setback from dwelling to a side lot line in a cluster development, at **Raymond St./10 Magnolia Ave. (Gloucester)**, Assessor's Map No.1, Lot No. 57, District G, filed with the Town Clerk on October 20, 2016.

#### NEW APPLICATIONS

2. Application of **Brian Kelly** to modify an existing Special Permit issued on February 15, 2011, allowing the connection of an existing non-conforming tower structure used for residential accessory purposes, to a residence by reducing the connection from three levels to one level, under Section 6.1.2 of the Zoning By-Law, and/or other relief as may be necessary, at **12 Smith's Point Rd.**, Assessor's Map No.20, Lot No. 14, District E, filed with the Town Clerk on December 12, 2016.
3. Application of **Joanne S. Doneghy** for a Variance under Sections 7.4.6 and 4.9 (Water Resources Overlay Protection District) of the Zoning By-Law, and/or other relief as may be necessary, to allow construction of a 3-season porch at a single residence, at **19 Harold St.**, Assessor's Map No.39, Lot No. 9, District A, filed with the Town Clerk on December 21, 2016.

## ADMINISTRATIVE MATTERS

Request of Mark A. Cicoria for an extension of the 2-year deadline applicable to the Board's Special Permit dated on or about January 29, 2017 concerning the property located at 4 Old Neck Road.

Review and approve November 16, 2016 meeting minutes.

Discuss status of Town analysis of Section 6.1.2 of Zoning By-Law.

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

## NOTICE OF SITE VISITS

Members of the Board will conduct site visits regarding the following applications on **Saturday, January 21, 2017** commencing at **9:00 a.m.** The visits are expected to last approximately 15 minutes, and the applicants or their representatives should be present and prepared to describe the proposed activity.

1. Kettle Cove PC&J LLC/Surf Village  
Raymond Street/10 Magnolia Ave. (Gloucester)
2. Brian Kelly  
12 Smith's Point Road
3. Joanne S. Doneghy  
19 Harold Street

Michael T. Sullivan, Chairman  
Zoning Board of Appeals

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### Up-Coming Meetings:

**MEETING LOCATION: Town Hall**

**ROOM: 5**

Received by the Town Clerk

Date: JAN. 5, 2017 at 5:05 P.M.



Signature



Clerk/Bd. Member