



MANCHESTER-BY-THE-SEA

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ZONING BOARD OF APPEALS • TOWN HALL • 2ND FLOOR
MEETING ROOM

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

ZONING BOARD OF APPEALS SITE VISITS FEBRUARY 13, 2021

The **Zoning Board of Appeals** of the **Town of Manchester-by-the-Sea** will conduct in-person site visits with the applicants on **Saturday, February 13, 2021** commencing at **9:30 a.m.** The public is invited. No deliberations will occur.

Montserrat Vera Llonch	16 Overledge Road
Steve & Jenny Athanas	144 Summer Street
Deborah L. Colbert, PE	195 Summer Street

Sarah Mellish, Esq., Chairperson
Zoning Board of Appeals



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ZONING BOARD OF APPEALS MEETING AGENDA

The Zoning Board of Appeals of the Town of Manchester-by-the-Sea will hold a Public Meeting on Wednesday, February 17, 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.

Topic: Manchester-by-the-Sea 1's Zoom Meeting

Time: Jan 28, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/97265635363?pwd=NGc4VGd1VWtDNVlySIY3MFBUM1Qzdz09>

Meeting ID: 972 6563 5363

Passcode: 426415

One tap mobile

+16465588656,,97265635363# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 972 6563 5363

PUBLIC HEARING—CONTINUED 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 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.

PUBLIC HEARING—NEW APPLICATIONS

Application of **Montserrat Vera Llloch** for a Special Permit under Sections 6.1.2, 7.5.2, and 4.1.10 (f) of the Zoning By-Law, and/or other relief as may be necessary, to construct a new inground Gunite swimming pool, at **16 Overledge Road**, Assessor's Map No. 5, Lot No. 32 in District C, filed with the Town Clerk on January 19, 2021.

Application of **Hancock Associates, Deborah L. Colbert, PE** for a Special Permit under Sections 6.1.2, 7.5.2, and 4.1.10 (f) of the Zoning By-Law, and/or other relief as may be necessary, to construct a new pool house, spa, and swimming pool to replace the asphalt tennis court, at **195 Summer Street**, Assessor's Map No. 12, Lot No. 1 in District E, filed with the Town Clerk on January 20, 2021.

Application of **Steve & Jenny Athanas** for a Variance under Section 5.4 of the Zoning By-Law with regard to side setback, lot coverage by structure, and lot coverage by impervious surface, and/or other relief as may be necessary, to construct a 2-story addition on an existing non-conforming lot, at **144 Summer Street**, Assessor's Map No. 39, Lot No. 56 in District A, filed with the Town Clerk on January 20, 2021.

ADMINISTRATIVE MATTERS

ZBA Meeting Minutes: Review and approval of the October 28, 2020, November 18, 2020, December 16, 2020 and January 20, 2021 meeting minutes.

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