



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 MEETING AGENDA

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=ZmNWcjdoOEdzMTRzMW5LajNNMTBNUOT09>

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.

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.

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