



CITY OF NEWBURYPORT
ZONING BOARD OF APPEALS

AGENDA
05/24/2022
7:00 pm

Meeting Agenda

1. Roll Call
2. Public Hearings:

Caswell Restaurant Group, Inc. c/o Lisa Mead, Mead, Talerman & Costa LLC
17-21 State Street

Continued from 4/26/22

- 2021-18 - *appeal of Zoning Determination that the property is subject to the Downtown Overlay District*

Mark Drago c/o Lisa Mead, Mead, Talerman & Costa LLC
3 Q Street

Continued from 4/26/2022

- ZNC-22-4 - *allow modifications to previously approved Special Permit for Non-Conformities and allow reconstruction of accessory structure, requiring relief for new footprint and increased height in the PIOD*

Waldot Realty, LLC c/o Lisa Mead, Mead, Talerman & Costa LLC
200-208 Merrimac Street

Continued from 4/26/2022

- ZNC-22-7 - *remove portion of later added one story rear addition and construct new one story structure in its place*
- VAR-22-2 - *Modify 2011 Variance by adding additional fast food use at rear of the structure*

Douglas C. Deschenes
22-24 Market Street

- ZNC-22-13 - *construct additions to rear of pre-existing non-conforming structure*
- ZSP-22-1 - *Special Permit Request under XXVIII DCOD*
- ZSP-22-2 - *Special Permit under Section VE Use Regulations 105 Hotel/Inn*

Barbara Gordon c/o Lisa Mead, Mead, Talerman & Costa LLC
7 Oak Street

- ZNC-22-15 - *renovate and construct addition on nonconforming single family home*

3. Executive Session Meeting (potential): Pursuant to M.G.L. C. 30A Section 21(a)(1), to discuss the physical condition or mental health of an individual in relation to the matter of 4 79th Street, applicant Joseph Cohen and Robin Wallace c/o Lisa Mead, Mead, Talerman & Costa LLC, for the property located at 4 79th Street (VAR-22-3 & ZNC-22-6).

4. Public Hearings (continued):

Joseph Cohen and Robin Wallace c/o Lisa Mead, Mead, Talerman & Costa LLC
4 79th Street

Continued from 4/26/2022

- VAR-22-3 - *Requesting variance to allow for the creation of a third story*
 - ZNC-22-6 - *upward and lateral extension of a pre-existing non-conforming structure to allow a third floor and added deck area*
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5. Business Meeting

- a) Approval of minutes
 - 5/10/22
- b) Other updates from the Chair or Planning Director