



CITY OF NEWBURYPORT  
ZONING BOARD OF APPEALS

**AGENDA**  
**06/14/2022**  
**7:00 pm**

**Meeting Agenda**

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1. Roll Call
2. Election of Officers
  - Vice-Chair
3. Public Hearings:

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

*Continued from 5/24/2022*

- VAR-22-3 - *allow creation of 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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4. 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).
  5. Public Hearings (cont.):

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Douglas C. Deschenes  
22-24 Market Street

*Continued from 5/24/2022*

- ZNC-22-13 - *construct additions to rear of pre-existing non-conforming structure*
- ZSP-22-1 - *exterior demolition in excess of 25%*
- ZSP-22-2 - *convert existing lodging house to an Inn (Use #105)*

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

*Continued from 5/24/2022*

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

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George Croteau  
173 Northern Boulevard

- ZNC-22-16 - *construct upward extension of non conforming accessory structure to create additional living space*

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John M. Guilfoil  
427 Merrimac Street

- ZNC-22-17 - *add living space and a single car garage to the side of a pre-existing non-conforming single family extending the non-conforming rear yard setback*
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Arthur and Sandy Manley c/o Lisa Mead, Mead, Talerman & Costa LLC  
257-259 Water Street

- ZNC-22-18 - *construct addition to rear of existing nonconforming structure's footprint constituting upward extension*
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6. Business Meeting

a) Approval of minutes

- 5/24/22

b) Other updates from the Chair or Planning Director