



# CITY OF NEWBURYPORT ZONING BOARD OF APPEALS

## AGENDA July 27, 2021 7:00 pm

### Important Notice

This public meeting will be held online in accordance with an Executive Order issued by Governor Baker on March 12, 2020 to facilitate governmental functions where public gatherings are limited or prohibited by emergency declaration.

Please click the link below to join the webinar:

<https://zoom.us/j/283447793>

Or Telephone:

Dial: +1 646 558 8656

Webinar ID: 283 447 793

### Meeting Agenda

1. Roll Call
2. Public Hearings:

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Caswell Restaurant Group, Inc. c/o Lisa Mead, Mead, Talerman & Costa, LLC *Continued from 6/8/21*  
17-21 State Street

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

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Pattiann Bamos *Continued from 6/22/21*  
2 Neptune Street

- 2021-26 - Special Permit for Non-Conformities  
*add dormer on rear roof of pre-existing non-conforming structure*

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Alexander and Mary Bruce Rae-Grant c/o Lisa Mead, Mead, Talerman & Costa, LLC  
20 Atwood Street

- 2021-37 - Dimensional Variance  
*demolish two existing detached accessory sheds and construct new shed and two small one-story additions to house increasing lot coverage in excess of 25%*
- 2021-38 - Special Permit for Non-Conformities  
*construct two additions to pre-existing non-conforming single family resulting in extension of rear yard setback and construct of new shed extending side yard setback non-conformity*

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MFG Ventures, LLC  
10 Briggs Avenue

- 2021-42 - Special Permit for Non-Conformities  
*construct new home partially on existing footprint causing an upward extension of a pre-existing non-conforming front setback*

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86-88 Prospect Street, LLC - Blake Wilcox, Manager  
86-88 Prospect Street

- 2021-43 - Special Permit for Non-Conformities  
*renovate and add an addition to an existing five-unit building*
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22-24 Olive St LLC c/o Lisa Mead, Mead, Talerman & Costa, LLC  
22-24 Olive Street

- 2021-44 - Special Permit for Non-Conformities  
*remove additions on rear of structure and construct new addition*
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3. Business Meeting

- a) Approval of minutes
  - 7/13/21
- b) Other updates from the Chair or Planning Director
- c) Annual election of officers