



CITY OF NEWBURYPORT  
ZONING BOARD OF APPEALS

**AGENDA**  
**8/23/2022**  
**7:00 pm**

**Meeting Agenda**

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1. Roll Call
2. Public Hearings:

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

*Continued from 4/26/2022, 5/24/2022, 6/28/2022, 7/26/2022, and 8/23/2022*

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

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Steven J. Harrold c/o Lisa Mead, Mead, Talerman & Costa LLC  
46 Toppans Lane

*Continued from 8/23/2022*

- VAR-22-4 - Variance - *install inground pool with side yard setback that is less than required 6 feet*

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Eric Primack  
10 Ferry Rd

- ZSP-22-4 - Special Permit for Non-Conformities - *two-story addition of greater than 500sf to the side of single family dwelling on a non conforming lot*

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Bujana Lena  
41 Moulton Street

- ZSP-22-5 - Special Permit for Non-Conformities - *lateral and upward expansion of front yard setback*

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3. Business Meeting
    - a) Approval of minutes
      - 8/9/22
    - b) Other updates from the Chair or Planning Director

4. ~~Executive Session:~~

- ~~a) Pursuant to M.G.L. C. 30A Section 21, to discuss strategy with respect to litigation in the matter of Emmanuel N. Papanickolas and Georgia Papanickolas v. City of Newburyport Zoning Board of Appeals et al. (4 79<sup>th</sup> Street), as an open meeting may have a detrimental effect on the litigating position of the public body.~~
- ~~b) 6/14/22 Executive Session minutes~~