



CITY OF NEWBURYPORT  
ZONING BOARD OF APPEALS

**AGENDA**  
**September 11, 2018**  
**7:00 pm**  
**Council Chambers**

1. Roll Call
2. Business Meeting
  - a) Approval of Minutes
  - b) Request for minor modification – Hillside Center (2016-SPR-03 and 2016-SPR-04)
  - c) Request for permit extensions – Atria Senior Living (2017-073 and 2017-075)
  - d) Request for minor modification – 18-20 Ashland Street (2015-054 and 2015-055)
3. Public Hearings:

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Frances Gibbons c/o Lisa Mead, Mead, Talerman & Costa, LLC  
1 Inn Street, Unit 7

*Continued from 8/28/18*

- 2018-028 - Appeal  
*appeal of the denial of a request for issuance of a cease and desist letter by the Zoning Enforcement Officer dated 4/6/18 for noise and vibration in excess of what is allowed under the Zoning Ordinance due to operations associated with the property located at 35 Market Square*

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Jeff and Nancy Hawkes c/o Lisa Mead, Mead, Talerman & Costa  
23 Overlook Street

*Continued from 8/28/18*

- 2018-044 - Special Permit for Non-Conformities  
*demolish and reconstruct a pre-existing non-conforming single family home*

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Plum Island LLC, c/o Lisa Mead, Mead, Talerman, & Costa, LLC  
79 Parker Street

*Continued from 8/28/18*

- 2018-045 - Variances  
*construct light industrial building and include tap room with food service (Use #501) therein, include entertainment use (Use #407) and meeting space (Use #421) on the property, requires side setback relief for light industrial building, and relief for required parking spaces distance from use on site*
- 2018-046 - Special Permit  
*allow accessory retail use (#604) in light industrial building/brewery*

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David Chaisson  
197 Low Street

- 2018-047 - Special Permit  
*allow an in-law apartment*

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Henry Burton, Burton Construction  
18 Auburn Street

- 2018-048 - Special Permit for Non-Conformities  
*construct a farmer's porch increasing the pre-existing non-conforming front setback*

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Neptune VFA c/o Richard Cole, Director  
34-36 Hancock Street

- 2018-049 - Special Permit for Non-Conformities  
*modify pre-existing non-conforming structure by constructing a 8'x16' three season porch*

