

AGENDA OF THE ZONING BOARD OF APPEALS
TO BE HELD TUESDAY, 13 SEPTEMBER 2022, AT CITY HALL AUDITORIUM, 110 RIVER STREET, 7:00 P.M.
Non-participants may view the meeting live (via YouTube): <https://www.youtube.com/c/MGATCity>
CLICK [HERE](#) TO VIEW ONLINE PLANS AND OTHER DOCUMENTS FOR THE ITEMS LISTED BELOW

A. PLEDGE OF ALLEGIANCE/ROLL CALL

B. CONSIDERATION OF AGENDA ITEMS

1. **142 Bird Lane**, MBP 48/713/9A, R-12.5; James Dahl, owner; Vary Section 4.1.7 to construct an 8-ft fence in side-yard and rear-yard where 6-ft fence is permitted.
2. **5 Sand Street**, MBP 6/86/11, R-5; Thomas Lynch, Esq., for Michael Apkon and Michelle Apkon, owners; Vary section 4.1.4 rear-yard projection from 16' permitted to 11' proposed to allow construction of open spiral deck staircase.
3. **25 Shell Street**, MBP 45/510/85, R-12.5; Thomas Lynch, Esq., for Sea Shell, LLC, owner; Vary Section 6.2.1 to allow renovation and enlargement of structure devoted to a non-conforming residential use with no increase in unit count.
4. **75 Anchorage Drive**, MBP 13/146/8, R-12.5; Sarah Lebov and Michael Lebov, owners; Vary 3.1.4.1 west side-yard setback to 5' where 10' required to construct an attached garage.
5. **37 Lilac Lane**, MBP 92/704/1J, R-12.5; Rose Elliott and John Elliott, owners; Vary section 3.1.4.1 side-yard setback to 4.4' where 10' required and rear-yard setback to 23' where 25' required to build an attached garage and shed.
6. **114 Merwin Avenue**, Kevin Curseaden, Esq., for Peter Dreyer, appellant (112 Merwin Avenue) Appeal the Decision in accordance with the provisions of section 9.2.1 regarding decision to issue a zoning permit date 7/21/22 for the construction of a single-family house in violation of zoning regulations.
7. **50 Morris Lane**, MBP 57/712/178, R-10; John Gagne, owner; Vary section 4.1.4 front-yard projection from 21' permitted to 17.2' proposed to allow construction of a front porch.
8. **144 Meadow Park Lane**, MBP 76/917/38A, R-10; Alejandro Lezama, owner; Vary 3.1.4.1 side-yard setback to 3' where 10' required to construct a 12'x12' addition.
9. **261 First Avenue**, MBP 9/82/14, R-10; Eileen O'Rourke, owner; Vary 3.1.4.1 northerly side-yard setback to 7.8' where 10' required to construct a 21'x12' addition.
10. **9 Little Pond Road**, MBP 39/618/6A, R-10; Kevin Curseaden, Esq., for Sachin Anand, owner; Vary section 4.1.4 easterly rear-yard projection of 17.4' where 21' required for basement access, northerly side-yard projection of 6' where 8' required for stairs; vary 4.1.5 northerly side-yard setback of 1' where 4' required for patio and easterly rear-yard setback of 3.6' where 4' required for patio.
11. **0 Indian Hill Road**, MBP 37/520/16A, R-12.5; Kevin Curseaden, Esq., for Lisa Leso, owner; Vary Sec. 2.5.5 for rear lot in order to build single-family house.
12. **589 Bridgeport Avenue**, MBP 25/207/50A, CDD-3; John Knuff, Esq., for CDP Milford, LLC, owner; Vary section 5.3.5 to allow ground sign on parcel separate from premises, where only on-premise signs are permitted; Vary section 5.3.5.1 to allow 2 ground signs along the front property line, where only 1 is permitted.

C. NEW BUSINESS

D. OLD BUSINESS

E. STAFF UPDATE

F. ACCEPTANCE OF MINUTES FROM 12 JULY 2022 HEARING

G. ACCEPTANCE OF APPLICATIONS FOR 11 OCTOBER 2022 HEARING