



RECEIVED
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MEETING NOTICE

POSTED IN ACCORDANCE WITH THE
PROVISIONS OF M.G.L. CHAPTER 30A §§18-25
Version 7.1.10

ZONING BOARD OF APPEALS

Date and Time: Thursday, September 25, 2025 – 7:00 pm
Location: City Hall – 62 Friend St.

Call to Order

Roll Call/Attendance

Meeting Minutes: 9/11/25

Continued Hearings:

1. **Housing Support Inc.** has submitted an application for a **Comprehensive Permit** pursuant to Chapter 40B Section 20-23 of Massachusetts General Law. The proposed project is to construct 8 one-bedroom rental units in 4 single-story duplex buildings and a single-story maintenance/administration building on a 20,146 SF portion of the 1.5 acre site located at **276-278-280 Main Street** Amesbury, MA (Map 77 and Lot 41) and within the R-20 zoning district, as shown on a plan by Millenium Engineering, Inc. dated June 20, 2024. The site currently contains 21 affordable housing units across three buildings, which will remain on site. All of the proposed rental units will be deed-restricted for low or moderate income housing.

New Hearings:

1. **James McDonagh** has filed a **Special Permit** application on behalf of owner **Nash Osgood** at **17 Fourth Street Map 71 Lot 62** pursuant to Section IX Paragraph B and Section VI.B of the Amesbury Zoning Ordinance to construct an addition on the right side of a pre-existing non-conforming single-family home on a pre-existing, non-conforming lot at this location. A full description of the request is included in the application. ***Due to a Legal Notice Issue the 17 Fourth Street Application will not be opened until the October 23, 2025, Zoning Board of Appeals Agenda.***
- 2.
3. **Yann Oliveira** has filed a **Special Permit and Variance** application on behalf of owner **John Faulkner** at **15 Third Street Map 82 Lot 82** pursuant to Section IX Paragraph B and Section VI.B of the Amesbury Zoning Ordinance to construct an addition at the front of a pre-existing non-conforming single-family home on a pre-existing, non-conforming lot at this location. A full description of the request is included in the application.
4. **Tracy Turmelle** has filed a **Special Permit and Variance** application on behalf of owners **Douglas and Donna MacDonald** at **282 Lions Mouth Road Map 47 Lot 15** pursuant to Section IX Paragraph B and Section VI.B of the Amesbury Zoning Ordinance to construct an addition at the rear of a pre-existing non-conforming single-family home on a pre-existing, non-conforming lot at this location. A full description of the request is included in the application. ***Due to a Legal Notice Issue the 282 Lions Mouth Road Application will not be opened until the October 23, 2025, Zoning Board of Appeals Agenda.***

Adjourn