



Building, Plumbing, Gas, Electric, Zoning, & Health

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APPROVED: 9/26/24

MINUTES of the ZONING BOARD OF APPEALS MEETING
THURSDAY, August 22, 2024

(Posted in accordance with the provisions of MGL Ch. 39, Sec. 23A, as amended)

City Hall – 7:00 p.m.
68 Elm St.
Amesbury, MA 01913

Attendance: Sharon McDermot (Chair), Donna Collins, David Haraske, & Charles Bassler

Also in attendance: Building Inspector Vincent Tirone; Rachel Harris (representing 18 Woodlawn St.)

Call to Order

Roll Call/Attendance

Minutes for Approval – 6/20/24

Topics for Discussion:

1. Micah Donahue – 18 Woodlawn St. – Special Permit/Finding for a potential structure encroachment into the setback in accordance with Section VI of the Table of Dimensional Use Regulations. Addition to be built.

Chair McDermot called the meeting to order at 7:02pm

Chair McDermot read the agenda items.

Chair McDermot asked the board if they had any changes to the meeting minutes.

Chair McDermot motioned to approve the minutes from June 20, 2024.

Motion by Dave Haraske, seconded by Donna Collins. **All in favor.**

PUBLIC HEARINGS

After the applicant was called to present, Member Charles Basler announced he had done business in the

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past with the presenting architect and asked if anyone was opposed to him being on the Board to hear the case. No individual opposed and he remained on the case.

Micah Donahue – 18 Woodlawn St. – Special Permit/Finding for a potential structure encroachment into the setback in accordance with Section VI of the Table of Dimensional Use Regulations. Addition to be built.

Rachel Harris appeared before the Board and reviewed the application submitted for an addition at 18 Woodlawn St.

Chair McDermot made a motion to close for discussion.

Summary of Findings read by Chair McDermot

Chair McDermot made a **motion to approve/deny**

Charles Bassler – approve
Donna Collins – approve
Sharon McDermot – approve
David Haraske – approve

The Board voted unanimously to approve the Special Permit/Finding application to construct an addition with the following stipulation:

The project has been approved by the Zoning Board of Appeals but is subject to a legal opinion from the City's attorney, Kopelman & Paige.

MGL Part 1, Title VII, 40A, Section 7: "If real property has been improved by the erection or alteration of 1 or more structures and the structures or alterations have been in existence for a period of at least 10 years and no notice of action, suit or proceeding as to an alleged violation of this chapter or of an ordinance or by-law adopted under this chapter has been record in the registry district in which the real estate is located or, in the case of the registered land, has been erected, then the structures shall be deemed, for zoning purposes, to be legally non-conforming structures subject to Section 6 and any local ordinance or by-law relating to non-conforming structures."

THE MEETING ADJOURNED AT 7:40PM

NEXT MEETING: August 22, 2024

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