

**TOWN OF GLOCESTER**  
TOWN HALL  
1145 Putnam Pike  
**ZONING BOARD OF REVIEW**  
**THURSDAY, APRIL 25, 2024**  
**7:00 P.M.**

The Gloucester Town Hall is accessible to people with disabilities. Individuals requiring interpreter services must notify the Town Clerk at (401) 568-6206 not less than 48 hours in advance of the meeting date.

**Hearing devices are available without prior notice.** TDD # 401-568-1422.

**A G E N D A**

- I. Call to Order
- II. Roll Call
- III. New Business  
**A. James & Marianne Mancini, applicant and owner**, property located at 86 Rustic Acres Drive, further described as Recorded Plat PE, Lot 00B-001 in an A-4 (Agricultural) zone. Applicant/Owner seeks a Special Use Permit from the Gloucester Code, Chapter 350, Article VII, §350-49 -Accessory Family Dwelling Unit to construct an accessory dwelling unit, a Dimensional Variance from Chapter 350, Article VII, §350-49, Subsection H to exceed the permitted 750 square foot maximum size of an accessory family dwelling unit **and** a Dimensional Variance, Chapter 350, Article III, §350-13, Table of Dimensional Regulations, Lot Coverage. Applicant/Owner is seeking 830 sq. feet of relief for a proposed ADU addition with 956 sq. feet of living space and an additional 624 sq. ft. attached 2 car garage (750' maximum allowed). Applicant/owner has an existing lot coverage of 4,244 square feet and proposes a lot coverage of 6,106 square feet (7%) requiring 861.42 square feet of relief (1%).  
*(Application material enclosed)*
- IV. Correspondence
- V. Approval of Minutes - January 25, 2024 *(Sunrise Associates, LLC - copies enclosed)*
- VI. Next Meeting Date: May 28, 2024 as a Special Meeting *(May 23<sup>rd</sup> cancelled)*
- VII. Adjourn
- VIII.

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BY: \_\_\_\_\_