

TOWN OF GLOCESTER
TOWN HALL
1145 Putnam Pike
ZONING BOARD OF REVIEW
THURSDAY, JUNE 23, 2022
7:00 P.M.

The Gloucester Town Hall is accessible to people with disabilities. Individuals requiring interpreter services for the hearing impaired, 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 notice. TDD 568-1422

A G E N D A

- I. Call to Order
- II. Roll Call
- III. Old Business
 - A. Paul E. Hicks, III, applicant and Paul E. and Elizabeth C. Hicks, III, owners,** property located at 2345 Putnam Pike, further described as Recorded Plat AA, Lot 55 in an A-4 (agricultural) zone. Applicant seeks a Dimensional Variance in accordance to the Gloucester Code, Chapter 350, Article VIII, §350-66 - Substandard lots of Record, subsection B - Front yard setbacks requiring 30 feet. Applicant is seeking relief of twenty-three (23) feet from the front yard property line for a proposed detached garage. *(Revised Application - material enclosed)*
 - B. John Nugent, applicant and John Nugent & Patricia Gregson-Nugent, owners,** property located at 5 Burgate Street, further described as Recorded Plat WL, Lot 371 in an A-3 (agricultural) zone. Applicant seeks two (2) Dimensional Variances in accordance to the Gloucester Code, Chapter 350, Article VIII, §350-66 - Substandard lots of Record, subsection B - Front yard setbacks requiring 30 feet *AND* Article III, §350-13 - Table of Dimensional Regulations Building Coverage of 15%. Applicant is seeking relief of two (2) feet from the front yard property line and relief of 491 square feet from the required 751.43 sq. feet of lot coverage for a proposed detached garage. *(Application material - survey enclosed).*
- IV. New Business
 - Matthew Fraioli, applicant and owner,** property located at 177 Waterman Lake Drive, further described as Recorded Plat WL, Lot 121 in an A-3 (agricultural) zone. Applicant/Owner is seeking a Dimensional Variance in accordance with Gloucester Code, Chapter 350, Article III, §350-13 - Table of Dimensional Regulations Building Coverage of 12% on a 17,511 sq. foot legal nonconforming lot of record. Applicant/Owner is seeking relief of 450 square feet for the proposed addition. Lot is currently at 14% and adding the addition will put it at 16.6% *(Application material enclosed).*
- IV. Correspondence
- V. Approval of Minutes - May 31, 2022 *(Hicks, Nugent & West Bay Homes, LLC copies enclosed)*
- VI. Next Schedule Meeting Date: July 28, 2022
- VII. Adjourn