

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**Tuesday, May 4, 2021**  
**7:00PM**

**Virtual Meeting Via Zoom – To be Recorded and Uploaded to the website at a later date.**

**To join the meeting, use the information below:**

**Zoom Info:**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/83888286258?pwd=N2xmSGNrYkxnL2xWSjdXNWFIYXF0dz09>

Passcode: 564723

Description: Use this to create all new webinars

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free)

Webinar ID: 838 8828 6258

International numbers available: <https://us02web.zoom.us/j/83888286258?pwd=N2xmSGNrYkxnL2xWSjdXNWFIYXF0dz09>

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**CALL TO ORDER**

**BOARD BUSINESS:**

**Next Meeting Dates of the ZBA** – June 1, 2021 & July 13, 2021

**7:00PM – Update re: The Hellenic Church plans – Clark Brewer**

**CONTINUED HEARINGS:**

**7:00PM - SPECIAL PERMIT** – Filed by Cavanaro Consulting, on behalf of their clients, Thomas and Eileen Norton, seeks to construct an addition in the rear setback at **62 Rust Way**. Special Permit per §300-8.7.B. **File #20.10.15**

**7:15PM – SPECIAL PERMIT** – Filed by Adam Brodsky, Esq., on behalf of his client, John Schiavo, Trustee, Shiavo Family Trust, seeks to construct a mixed-use structure with three commercial units on the first floor and three residential units on the second floor at **147 South Main Street**. Special Permits per sections §300-8.7., §300-8.8, §300-9.7H and §300-14.4.C.(5). File #21.02.03

**7:45PM – SPECIAL PERMIT** – Filed by Adam Brodsky, Esq., on behalf of his client Brian Crumley, seeks to construct a dock at **137 Nichols Road**. Special Permit per section §300-9.7. **File #21.03.09a.**

**7:55PM – SPECIAL PERMIT** – Filed by Thomas and Melissa Baker, seeking to construct an addition, increasing the height and mass of the building over the existing nonconforming house footprint at **18 Black Rock Road**. Special Permit per section §300-8.7.B. File #21.03.09b.

**NEW HEARINGS:**

**8:00PM – SPECIAL PERMIT** – Filed by Cavanoro Consulting, on behalf of their clients, John and Virginia Wieland, to construct a dock at **51 Gammons Road**. Special Permit per section §300-9. **File #21.04.05**

**8:20PM – SPECIAL PERMIT** - Filed by Joseph and Abbey Pannozzo, to extend the Building's footprint within the Flood Plain at **61 Elm Street**. Special Permit per section §300-9.11. **File #21.04.08a.**

**NEW HEARINGS CONTINUED:**

**8:45PM – SPECIAL PERMIT** filed by James & Charlotte Bodell, pursuant to §300-8 and a **VARIANCE** pursuant to §12.5, to construct a shed within the front setback at **30 Whitehead Road. File #21.04.08b.**

**DELIBERATIONS**

**9:15 PM - SPECIAL PERMIT** – Filed by Cavanaro Consulting, on behalf of their clients, Thomas and Eileen Norton, seeks to construct an addition in the rear setback at **62 Rust Way.** Special Permit per §300-8.7.B. **File #20.10.15**

**9:30PM - SPECIAL PERMIT** – Filed by Adam Brodsky, Esq., on behalf of his client, John Schiavo, Trustee, Shiavo Family Trust, seeks to construct a mixed-use structure with three commercial units on the first floor and three residential units on the second floor at **147 South Main Street.** Special Permits per sections §300-8.7., §300-8.8, §300-9.7H and §300-14.4.C.(5). **File #21.02.03**

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**BOARD BUSINESS**

**Minutes Approval** – November 10, 2020, December 1, 2020, March 2, 2021 & April 6, 2021

- Topics not reasonably anticipated by the Chairman 48 hours in advance of the meeting.
- **ADJOURNMENT**

**Please note that agenda times may not match the hearing advertised time.**

**Meeting Protocol**

*Discussion during Board meetings should always be courteous and respectful, and should be confined to the subject under consideration. Sarcasm is generally not respectful, and the subject under consideration does not include the individual's debate. All statements and questions should be directed to the Chairman, who will ask the appropriate person to respond. Additional Zoning Board of Appeals Rules and Procedures are available for viewing at [www.cohassetma.org](http://www.cohassetma.org)*