

**AGENDA  
ZONING BOARD OF APPEALS  
Tuesday, January 4, 2022  
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/81877813788?pwd=dzBlbzdaaFZvbFYzOHISQXJWdnIBQT09>

Passcode: 967405

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 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 818 7781 3788

Passcode: 967405

International numbers available: <https://us02web.zoom.us/j/kbUNVUqorr>

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**CALL TO ORDER**

**BOARD BUSINESS:**

**Next Meeting Dates of the ZBA** – February 1, 2022 and March 1, 2022

**CONTINUED HEARINGS:**

**7:00PM – SPECIAL PERMIT** - Filed by landowner, Chris Ford, to convert the existing single family home/mixed use structure, located in the Downtown Business District, into two units at **237 Hull Street**. Per section §300-8.7.B. File #21.08.06C

**7:15PM – SPECIAL PERMIT** - Filed by Attorney Richard Henderson, on behalf of his client, Peter M. Capozzoli of 508 CJCH Property Trust. Seeking to amend SPECIAL PERMIT #017.06.14b granted August 2, 2017, to allow the use of a hydraulic lift in the storage shed/smaller structure on the property at **508 Chief Justice Cushing Highway**. Per sections §300-8 & §300-9. File #21.10.05.

**7:25PM – SPECIAL PERMIT** – Filed by landowner Clark Brewer, seeking to replace an existing structure with a single family residence at **15 Dolan Lane**. Per sections §300-8.7.B & §300-8.8. File # 21.10.07

**7:45PM – APPEAL** – Filed by Attorney Adam J. Brodsky, on behalf of his client, Andrew Gallagher (Appellant), appealing the Building Inspector’s denial to issue Building Permit #R-21-10551 to construct a single Family home at **9 Diab Lane**. Appeal per section §300-12.3.B.1(a). File #21.11.01.

**NEW HEARING**

**8:00PM - SPECIAL PERMIT** – Filed by Morse Engineering, on behalf of their client, William A. Earon, seeking to construct a residential dock at 55 Gammons Road. §300-9.7 & §300-4.2. File #21.12.15

**DELIBERATIONS:**

**8:15PM - SPECIAL PERMIT** - Filed by landowner, Chris Ford, to convert the existing family home into two units at **237 Hull Street**. Per section §300-8.7.B. File #21.08.06C.

**DELIBERATIONS Continued:**

**8:30PM – SPECIAL PERMIT** - Filed by Attorney Richard Henderson, on behalf of his client, Peter M. Capozzoli of 508 CJCH Property Trust. Seeking to amend SPECIAL PERMIT #017.06.14b granted August 2, 2017, to allow the use of a hydraulic lift in the storage shed/smaller structure on the property at **508 Chief Justice Cushing Highway**. Per sections §300-8 & §300-9. File #21.10.05.

**9:00PM – SPECIAL PERMIT** – Filed by landowner Clark Brewer, seeking to replace an existing structure with a single family residence at **15 Dolan Lane**. Per sections §300-8.7.B & §300-8.8. File # 21.10.07

**9:15PM – APPEAL** – Filed by Attorney Adam J. Brodsky, on behalf of his client, Andrew Gallagher (Appellant), appealing the Building Inspector’s denial to issue Building Permit #R-21-10551 to construct a single Family home at **9 Diab Lane**. Appeal per section §30-12.3.B.1(a). File #21.11.01.

**9:30PM - SPECIAL PERMIT** – Filed by Morse Engineering, on behalf of their client, William A. Earon, seeking to construct a residential dock at 55 Gammons Road. §300-9.7 & §300-4.2. File #21.12.15

**BOARD BUSINESS**

**Minutes Approval** – Approval of Minutes

- 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)*