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2026 OCT 26 AM 10:36

**NOTICE OF PUBLIC HEARING
CITY OF GLOUCESTER
ZONING BOARD OF APPEALS
October 29, 2026 Meeting, 7 PM**

**Kyrouz Auditorium,
City Hall, 2ND Floor
9 Dale Avenue
Gloucester, MA 01930**

The public is welcome to attend in person.

Zoom link to access the meeting remotely is also available:

ZBA Meeting: October 29, 2026

Join from Computer, Smart Device: <https://gloucester-ma-gov.zoom.us/j/88339781243>

Join via Phone: +1 (312) 626-6799, Alternate: +1 (929) 205-6099

Meeting ID: 883 3978 1243

Please visit <http://gloucester-ma.gov/remote-public-meetings> for instructions and guidance on how to join a remote meeting.

Please note that the in-person meeting will not be suspended or terminated if technological problems interrupt the remote connection.

Listed items may be heard out of order.

Approval of Minutes:

10/8/2026

Consent Agenda:

1. Approval of the Chair to sign the following decisions.
 - a. 103 Essex Ave.
 - b. 18 Rogers St.
 - c. 14R Becker Cir.
 - d. 21 Walnut St.
 - e. 8 Angle St.

Continued Applications:

50R Maplewood Avenue, Map 24, Lot 3 Bigelow Real Estate, LLC, Review request for substantial change to modify comprehensive permit conditions and project plans. 760 CMR 56.05(11)(c)

New Applications:

Application of Brian and Kelsey D'Angelo seeking a special permit and/ or variance to construct a second story addition at **55 Holly St., Map 123, Lot 35** in the R-80 zoning district.

Application of Eastern Point Yacht Club C/O Peter Strong seeking a special permit and/ or variance for an accessory use at **125 Eastern Point Blvd., Map 137, Lots 6 & 7** in the RC-40 zoning district.

Application of 12 Smith Street LLC seeking a special permit and/or variance to construct a dormer at **12 Smith St., Map 26, Lot 82** in the R-5 zoning district.

Application of Hammond Museum Inc. appealing the determination of the Building Commissioner requiring a special permit for an accessory use at **74 Hesperus Ave., Map 191, Lot 12** in the R-40 zoning district.

Application of Peter J. Carbone seeking a special permit and/ or variance to demolish and rebuild a non-conforming structure at **2 High Rock Ter., Map 180, Lot 43** in the R-10 zoning district.

Application of Lauri Francis seeking a special permit and/ or variance to convert from a two family to a three family with relied of lesser number of parking at **27 Addison St., Map 25, Lot 52** in the R-5 zoning district.

Application of 81 Western Ave. Realty Trust seeking a special permit and/ or variance to demolish and rebuild a non-conforming structure and to increase coverage in an AE zone at **81 Western Ave., Map 3, Lot 34** in the R-5 zoning district.

Discussion by Board:

Approving the 2027 ZBA Meeting Calendar

Adjournment:

Joseph Parisi, III, Chairman

The above agenda items are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may in fact be discussed, items not listed may also be brought up for discussion, to the extent permitted by law.

Please visit the Zoning Board of Appeals page on the City's website to view the above applications and petitions and direct all questions regarding these applications to the office of the Building Inspector during normal business hours at 978-325-5210.

All documents intended to be considered by the Board must be submitted 72 hours prior to the meetings.