



**Manchester-By-The-Sea  
Zoning Board of Appeals  
Notice of Public Meeting – (As  
required by M.G.L.Ch.30A §18-28)**

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Received by Town Clerk's office  
on 1/16/2025 at 1:13pm

**Day, Date, and Time: Wednesday, January 22, 2025, 7:00pm**

**Location:** This is a hybrid meeting, in Town and on Zoom Room 1, Presenters and Public are welcome to attend in person or online.

**Join Zoom Meeting -**

<https://us06web.zoom.us/j/89763205719?pwd=OacYZfbc4zbM8QV45nW3OwlaPPF5TF.1>

**Meeting ID: 897 6320 5719 Passcode: 091562 Dial in: (312)626-6799 or (646)558-8656**

**Signature:** Shannon Bianchi, Land Use Clerk

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**MEETING AGENDA**

1. Meeting Opening/Roll Call
2. New Applications
3. Application of 23 Old Neck Rd (Joe Cunningham) for Special Permit under Section 12.5.2 of the Zoning By Laws. The application proposes the razing of an existing non-conforming dwelling and construction of new conforming dwelling and garage at 23 Old Neck Rd, Assessor's Map 13, Lot 32 in District E filed with the Town Clerk on December 12, 2024.
4. Application of 7 Highwood Road (Lynn Marshall) for a Special Permit under Section 5.3 of the Zoning By Laws. The application proposes the construction of a covered walkway between an existing garage and an existing house, creating a single structure subject to the main structure setbacks at 7 Highwood Rd, Assessor's Map 29, Lot 32 in District A filed with the Town Clerk on December 16, 2024.
5. Administrative Matters
  - Review and approve prior meeting minutes
  - Status of Decisions
  - Any other administrative matters that could not reasonably be anticipated in advance of the required 48-hour posting.
6. Adjourn