



**Georgetown Zoning Board of Appeals**  
*Memorial Town Hall ♦ One Library Street ♦ Georgetown, MA 01833*

**MINUTES OF A PUBLIC HEARING**  
**17 Nelson Ave. – ZBA FILE #11-08**  
**Alberta Rogers, John & Martha Rogers- Map 6C, lot 101**  
**Modification of previous Special Permit**  
**November 1, 2011**

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**Board Members Present:** Jeff Moore, Chairman  
Paul Shilhan, regular member  
Dave Kapnis, regular member  
Gina Thibeault, regular member  
Sharon Freeman, regular member  
Evan O'Reilly, associate member

**Zoning Clerk:** Patty Pitari

Chairman J. Moore opened the Hearing at 8:38pm. **Motion-** S. Freeman/G. Thibeault to waive the reading of the legal ad for the application by Alberta Rogers, and John & Martha Rogers of 17 Nelson Ave, Georgetown MA, 01833.

J. Moore this was a request to modify a Special Permit decision (#86-5) to allow the premises to be used as a multiple family dwelling. J. Moore read a letter that was submitted to the Zoning Office on 10/20/11, it stated "I wish to withdraw my application to the ZBA". signed by John Rogers, 17 Nelson Ave. Georgetown.

Patty called the application as he had written in the letter to withdraw, she advised him that because it didn't say withdraw without prejudice they would not be able to come back to the ZBA for 2 years, Mr. Rogers stated that was fine, as he has sold the property. Patty had it stamped in by Town Clerk.

J. Moore stated this was an old decision that was granted a conversion from a single to a multifamily with conditions that mirror an accessory apt., these conditions will still stand.

**Motion** – S. Freeman/G. Thibeault to allow the applicant to withdraw his application for 17 Nelson Ave, all in favor, motion carried.

**Close hearing**

**Motion** – G. Thibeault/S. Freeman to close the hearing on 17 Nelson Ave., all in favor. Motion carried.

*Patty Pitari*  
*Zoning Administrative Assistant*

Approved 12-6-11

10/20/11

I wish to withdraw my  
application to the ZBA.

*John A. Rogers*

John A. Rogers  
17 Nelson Ave  
Georgetown Ma. 01833



978-479-4792

**RECEIVED**

OCT 20 2011

TOWN OF GEORGETOWN  
INSPECTIONS DEPARTMENT



TOWN OF GOERGETOWN  
ZONING BOARD OF APPEALS  
DECISION ON THE PETITION OF JOHN A. ROGERS  
March 11, 1986  
File #86-5

After suitable public notice in the Haverhill Gazette on Tuesday, February 25th & March 4th, 1986, and holding a public hearing immediately following a 7:30 p.m. hearing on Tuesday, March 11, 1986, in the Georgetown Town Offices on the petition of John A. Rogers under GLC Chapter 40A Section 3, Paragraph 6 for a Special Permit for conversion of a single family dwelling to multiple dwelling at 17 Nelson Ave., in the RA District, the Board of Appeals has reached the following decision:

The petition for a Special Permit is GRANTED with the following conditions:

1. Dwelling shall always remain owner-occupied.
2. Never be rental property.
3. Addition to be constructed as per plans submitted with a permanent connecting unit.
4. No further additions to be added without coming back to the Board.

The Board of Appeals felt that side lot line, rear lot line and parking requirements met the zoning requirements and since the home was built before zoning was adopted and there where other multi dwellings in the area, the request for a Special Permit was in harmony with the general purpose and intent of the zoning by-law.

Cynthia J. Bateman Yes 3/22/86  
Cynthia Bateman Vote Date

Seton LeLachuer Vote Date

Beverly Fabiano yes 3-24-86  
Beverly Fabiano Vote Date

Donald Lacey Yes 3/22/86  
Donald Lacey Vote Date

Helen Jnacosko yes 3/25/86  
Helen Jnacosko Vote Date

This decision is on file with the Planning Board and the Town Clerk. An appeal of this decision shall be made pursuant to Section 17 of the new Chapter 40A and shall be filed within 20 days after the date of notice of decision was filed with the Town Clerk.