

THE COMMONWEALTH OF MASSACHUSETTS  
TOWN OF PEMBROKE  
ZONING BOARD OF APPEALS



Case #08-16

May 6, 2016

DECISION OF THE BOARD OF APPEALS ON THE APPEAL AND PETITION OF  
MATTAKEESETT REALTY TRUST.

Premises: 43 Mattakeesett Street, Pembroke as shown on Assessors'  
Map C-8, Lot 17, Book 20047, Page 89.

Zoning District: Center Protection District

Petitioner: Mattakeesett Realty Trust by Daniel H. Smith, 43 Mattakeesett  
Street, Pembroke, MA 02359

Date of Filing  
Application: April 4, 2016

Dates of Public  
Notice: April 8, 2016 and April 15, 2016

Date of Mailing  
& Posting Notice: April 11, 2016

Date of Hearing: April 25, 2016

Petition: Requesting a variance of the Zoning By-Laws of the Town of  
Pembroke, Sec. IV, 7. D. 6. Side Yard Requirements to construct  
an addition to the existing red building.

The public hearing was held on Monday, April 25, 2016 at 7:00 p.m. in accordance with proper notice and advertisement. The full Board consisting of William Cullity, Vice Chairman, Sharon McNamara, Clerk, and Frederick Casavant, Alternate, heard the petitioner, Daniel Smith. There were no abutters present at the hearing.

DECISION: UNANIMOUSLY APPROVED .

The petitioner explained to the members of the Board that they would like to construct an addition to the existing red building. This would be a fourteen foot by fifty-four foot

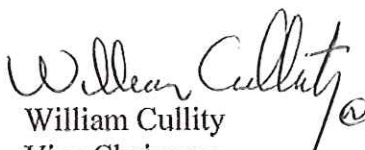
addition to the street side of the existing barn for garage use as per the drawing submitted.

The Board reviewed the information presented by the petitioner and found the request to be in harmony with the general purpose and intent of the by-law and conforms to all the provisions and standards of the by-laws and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the by-laws.

A motion was made, seconded, and unanimously voted upon to grant a variance of the Zoning By-Laws of the Town of Pembroke, Sec. IV, 7. D, 6. Side Yard Requirements to Mattakeesett Realty Trust for property located at 43 Mattakeesett Street as shown on Assessors Map C-9, Lot 17, to construct an addition to the red building as per the plan by Grady Consulting, L.L.C., dated March 10, 2016 to come no closer than ten (10) feet from the side lot line.

Any judicial appeal from this decision shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17 and any such appeal shall be filed within twenty days from the filing of this decision with the office of the Town Clerk of Pembroke.

If substantial use of the rights authorized by this variance are not exercised within one (1) year of the date on which a copy of this decision is filed with the Town Clerk, then this variance shall expire.

  
William Cullity  
Vice Chairman

  
Sharon McNamara  
Clerk

  
Frederick Casavant  
Alternate