

BOARD OF
ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359

Case #1-18

April 3, 2018

The members of the Zoning Board of Appeals hereby certify that the following is a detailed record of all the Board's proceedings regarding the petition of Jeffrey Perette regarding property located at 43 Mattakeesett Street, as shown on Assessors' Map C-9, Lot 17, said property owned by Mattakeeset Realty Trust, which is the property affected by this requested special permit.

The petition to the Board is dated February 13, 2019. The petition requests a special permit/variance as per Sec. V, 5, Non-Conforming Property of the Zoning By-Laws of the Town of Pembroke to store boats and equipment behind a "privacy fence".

A notice of the public hearing on this petition will be retained in the file. It was published in the Pembroke Mariner and Express, a newspaper of general circulation in the Town of Pembroke on March 2, 2018 and March 9, 2018, posted in a conspicuous place in the Town Hall and mailed on March 5, 2018 to abutters whose property is located within 300 feet of the property line of the property in question. The notice was mailed to the names of the persons at the addresses as provided by the most recent tax list kept by the Town Assessor.

The public hearing on this petition was held on Monday, March 19, 2017 at 7:20 p.m. in the Pembroke Town Hall Hearing Room at which time opportunity was given to all those interested to be heard in favor or opposition to said petition. The following members of the Board were present at the hearing: Rick Casavant, Vice Chairman, Christine Griffin, Alternate, and James Gallagher, Clerk. The tape recording of the hearing is attached to the file and a copy of the tape will be provided upon request.

Monday, March 19, 2018

Casavant:	Opens meeting by reading notice as it appeared in the Pembroke Mariner and Express and turns the floor over to the petitioner for presentation.
Perette:	My name is Jeff Perette and I own East Coast Marine, currently at 612 Plain Street in Marshfield. What we're looking to do is purchase the property at 43 Mattakeesett Street from Dan Smith. Right now he has a special permit to store goods and equipment outside. What I'm looking to do is the same, without the goods and put the grass back, and put up a privacy fence to store boats.
Dan Smith:	I believe I have two special permits. The first I believe was in 2003 and was to store equipment outdoors in the rear, similar to what Jeff wants to do, but with different equipment.
Casavant:	And the front, the special permit was for the landscape materials.

What kind of boats and what size?

Perette: It varies.

Gallagher: How many boats?

Perette: I don't know. All the boats will be on ground level. There's no rack storage.

Gallagher: All those piles of dirt in the back will go?

Perette: I'd like to keep the mulch bed in the front as it sort of breaks things up.

Gallagher: What's behind your property?

Smith: The cemetery.
(All involved review the proposed drawing of storage and how business will work on the lot.)

Casavant: I don't believe you need a variance.

Smith: I believe what he needs is what I have, the outside storage.

Casavant: Does the Board have any other questions.

Griffin: No.

Gallagher: No.

Casavant: Does anyone in attendance have anything to say?

37 Mattakeesett: I have no problem with it. Dan's been a great neighbor and I'm sure Jeff will be the same.

17 Pine Mill Drive: I think this will be a great addition.

Griffin: I make a motion to close the open hearing portion.

Gallagher: Second.

Casavant: All those in favor.

Griffin: Aye.

Gallagher: Aye.

Casavant: Aye.

Motion carried.

Griffin: I make a motion to grant a special permit as per Sec. V, 5. Non-Conforming Property of the Zoning By-Laws of the Town of Pembroke to Jeffrey W. Perette for the property located at 43 Mattakeesett Street, Pembroke as shown on Assessors' Map C-9, Lot 17 to store boats and equipment behind a privacy fence as shown on the drawing by Grady Consulting, L.L.C.

Gallagher: Second.

Casavant: All in favor.

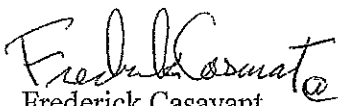
Casavant: Aye.


Gallagher: Aye.

Griffin: Aye.

Casavant: Motion carried.

Hearing adjourned.


Frederick Casavant
Vice Chairman


James Gallagher
Clerk


Christine Griffin
Altern