

BOARD OF
ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359

Case #10-17

September 18, 2017

The members of the Zoning Board of Appeals hereby certify that the following is a detailed record of all the Board's proceedings regarding amending the petition of Phillip and Cheryl Thompson regarding property located at 69 Hobomock Street, Pembroke as shown on Assessors' Map C-7, Lot 71, said property owned by Phillip and Cheryl Thompson which is the property affected by this request to amend this special permit.

The petition to the Board is dated September 1, 2017. The petition requests to amend the special permit granted June 22, 2017. A true copy will be retained in the file.

The public hearing on this petition was advertised to be held on September 11, 2017, at 7:30 p.m. at 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, Jim Gallagher, Clerk, and, Christine Griffin, Alternate. The tape recording of the hearing is attached to the file and a copy of the tape will be provided upon request.

At the meeting of the Board on June 19, 2017, the Board voted unanimously to amend the special permit as requested.

Frederick Casavant
Vice Chairman

James Gallagher
Clerk

Christine Griffin
Alternate

ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359

Case #10-17

June 22, 2017

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 Phillip and Cheryl Thompson, regarding property located at 69 Hobomock Street, Pembroke as shown on Assessors' Map C-7, Lot 71, said property owned by Phillip and Cheryl Thompson which is the property affected by this request for a special permit.

The petition to the Board is dated June 1, 2017. The petition requests a special permit of the Zoning By-Laws of the Town of Pembroke. Sec. V, 5. Non-Conforming Property to raze a portion of the existing dwelling and construct a new addition to the existing single-family dwelling. A true copy will be retained in the file.

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 June 2, 2017 and June 9, 2017, posted in a conspicuous place in the Town Hall and mailed on June 5, 2017 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 advertised to be held on June 19, 2017 at 7:15 p.m. at 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: Frederick Casavant, Vice Chairman, James Gallagher, Clerk, and Christine Griffin, Alternate. The tape recording of the Hearing is attached to the file and a copy of the tape will be provided upon request.

Monday, June 19, 2017 at 7:15 p.m.

Casavant: Opens meeting by reading the notice which appeared in the Pembroke Mariner & Express and thruns the floor over to the petitions and their builder, Paul Williams.

Williams: My name is Paul Williams and I'm a builder and I'm here tonight representing the Thompsons. We're applying for a special permit for non-conforming property. What we're goig to do is the existing 12 foot by 14

foot addition to the left hand side of the house when you're facing it from the street we're going to raze, square it off in the back and make this an open kitchen and family room area and remodel the bathroom.

Casavant: Does the footprint stay the same?

Williams: Explains how the foundation gets extended.

Gallagher: And keep the old foundation?

Williams: Yes, the old one is shown as Section A, and goes on using site drawing to explain foundation and that they're not making it any more non-conforming.

Dowling: And what will the size of the foundation then be?

Williams: 21 feet by 18 feet.

Dowling: One story?

Williams: Yes, one story.

Casavant: You'll come no closer to the street and will meet the side setback on the side with a neighbor?

Williams: Yes, and we've been approved by Conservation and granted a variance from the Board of Health.

Gallagher: I think it's a nice addition.

Casavant: Notes for the record that no abutters are in attendance.

I'm okay with the petition, if the rest of the Board agrees, would someone line to make a motion.

Griffin: I make a motion to grant a special permit of Sec. V, 5. Non-Conforming Property of the Zoning By-Laws of the Town of Pembroke to Phillip and Cheryl Thompson for property located at 69 hobomock Street as shown on the Assessors' Map C-7, Lot 71 to raze a portion of the existing dwelling and construct a new addition to the existing single-family dwelling as shown on drawing by Environmental Engineering Technologies, dated May 8, 2017.

Gallagher: Second.

Casavant: All in favor.

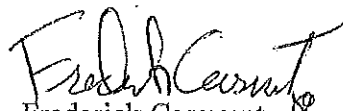
Griffin: Aye.

Gallagher: Aye.


Casavant: Aye.

Motion carried

Hearing adjourned.


Frederick Casavant
Vice Chairman


James Gallagher
Clerk


Christine Griffin
Alternate