

BOARD OF
ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359

Case #14-17

August 9, 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 Matthew and Nichole Nolan, regarding property located at 106 Pelham Street, Pembroke as shown on Assessors' Map E-3, Lot 55, Book 27478, Page 128 said property owned by John P. Ryan, 318 Quarry Street, Quincy, MA 02169, which is the property affected by this special permit.

The petition to the Board is dated June 28, 2017. The original petition requests a special permit with a variance of the Zoning By-laws of the Town of Pembroke, Sec. IV, 1. B. 4. Uses Allowed by Special Permit with a variance of Sec. IV, 1. B. 4. b. Uses Allowed by Special Permit to construct a new single-family dwelling with an attached in-law apartment. A true copy of the petition will be retained in the file.

A notice of the public hearing on this special permit petition will be retained in the file. It was published in the PEMBROKE MARINER & EXPRESS, a newspaper of general circulation in the Town of Pembroke on July 7, 2017, and July 14, 2017, posted in a conspicuous place in the Town Hall and mailed on July 10, 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 persons at the addresses as provided by the most recent tax list kept by the Town Assessor.

The public hearing on this special permit petition was held on Monday, July 24, 2017 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, Member, 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 July 24, 2017, the Board voted unanimously to approve the special permit with a variance with conditions.

Monday, July 24, 2017 at 7:45 p.m.

Casavant: Opens meeting by reading the notice which appeared in the Pembroke Mariner & Express and turns the floor over to the petitioner for presentation.

N.Nolan: We'd like to build a new house with an in-law for my Dad.

Gallagher: Do you have any plans?

N.Nolan: Yes and presents them to the Board.

Gallagher: It's a big house.

N. Nolan: It's long. We tried to design something we'd never leave.

Casavant: What's the size of the in-law?

N.Nolan: 432 square feet.

Casavant: That's okay.

Casavant: And the lot meets the by-laws?

Dowling: Yes.

Casavant: And who's going to live there?

N.Nolan: My dad.

Casavant: Anything else?

Gallagher: No, it's a pretty impressive house.

N.Nolan: Thank you.

Casavant: Christine, anything?

Griffin: Fine with me.

Casavant: Anyone here who would like to say something.

J.Noone: 82 Pelham Street and I don't have any problem with it.

Casavant: Michele, any problem with the plans.

Dowling: No, it's a good design as it gives privacy to both units, and no one is objecting.

Casavant: Then how about a motion.

Griffin: I make a motion to grant a special permit with a variance of the Zoning By-Laws of the Town of Pembroke Sec. IV, 1. B. 4. And Sec. IV, 1. B. 4. b. to Matthew and Nichole Nolan for property located at 106 Pelham Street as shown on the Assessors' Map E-3, Lot 55 to construct a new single-family dwelling with an attached 432 square foot in-law as shown on the drawings by McKenzie Engineering Group dated July 20, 2017 with the conditions as state in the by-laws.

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