

**ZONING AND BUILDING LAW APPEALS  
PEMBROKE, MASSACHUSETTS**

02359

Case #16-17

September 15, 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 Elizabeth Kane, regarding property located at Unit 8, 808 Washington Street, Pembroke as shown on Assessors' Map F-5, Lot 4, said property owned by Lemeni Realty Trust, Maria Giannaros, Trustee, 100 Gay Street, Westwood, MA, which is the property affected by this request for a special permit.

The petition to the Board is dated July 12, 2017. The petition requests a special permit of the Zoning By-Laws of the Town of Pembroke. Sec. IV, 2. B. 4. Uses Allowed by Special Permit to operate a bakery for both retail and wholesale purposes. 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 August 11, 2017 and August 18, 2017, posted in a conspicuous place in the Town Hall and mailed on August 14, 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 August 28, 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: 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, August 28, 2017 at 7:30 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.

Kane: This will be a gluten free bakery and its name will be "Sugar Kane" and we'll be baking cakes, brownies, cookies and muffins. I am looking at it

for both retail and wholesale. I am currently selling in some small stores.  
A small area in the front for retail and then the rest of the back for  
manufacturing and cooking.

Casavant: No one is eating in there.

Kane: Correct.

Casavant: Michele, this okay?

Dowling: It's fine. Again, the special permit will be tied to just Elizabeth Kane.

Casavant: Christine, anything?

Griffin: Fine with me.

Casavant: Jim?

Gallagher: All I'll say is good luck.

Casavant: Someone want to make a motion.

Griffin: I make a motion to grant a special permit of the Zoning By-Laws of  
the Zoning By-Laws of the Town of Pembroke Sec. IV, 2. B. 4. Uses  
Allowed by Special Permit to Elizabeth Kane for property located at Unit  
8, 808 Washington Street as shown on the Assessors' Map F-8, Lot 4 to  
operate a sbakery for both retail and wholesale purposes.

Gallagher: Second.

Casavant: All in favor.

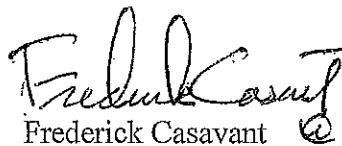
Griffin: Aye.

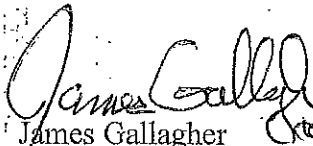
Gallagher: Aye.

Casavant: Aye.

Motion carried.

Hearing adjourned.

  
Frederick Casavant  
Vice Chairman

  
James Gallagher  
Clerk

  
Christine Griffin  
Alternat