

BOARD OF  
ZONING AND BUILDING LAW APPEALS  
PEMBROKE, MASSACHUSETTS  
02359

Case #19-17

October 13, 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 Susan and William Short, regarding property located at 214 Hobomock Street, Pembroke as shown on Assessors' Map D-6, Lot 3A5, Book 32208, Page 208 said property owned by Susan and William Short, which is the property affected by this special permit.

The petition to the Board is dated August 8, 2017. The original petition requests a special permit of the Zoning By-laws of the Town of Pembroke, Sec. IV, 1. B. 4. Uses Allowed by Special Permit to construct 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 August 25, 2017, and September 1, 2017, posted in a conspicuous place in the Town Hall and mailed on August 28, 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 hearings on this special permit petition were held on Monday, September 11, 2017 and Monday, September 25, 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 September 25, 2017, the Board voted unanimously to approve the special permit with conditions.

Monday, September 11, 2017 at 7:10 p.m.

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

Short: We're getting older and would like all our living space to be on one floor, and our daughter is willing to buy our home. We will then build the attached in-law on to the house.

Dowling: Could you explain to us how the in-law will be attached to the existing dwelling.

Short: It hasn't been decided exactly how it will be attached.

Dowling: It has to be one structure with two units.

Casavant: Michele, don't we need an actual plan.

Dowling: Yes, we need a plan from the builder showing the entire structure with the two units.

Short: Question for you. On the back of our house is a screen porch. Could we attach the in-law to the screen porch?

Dowling: Yes, you could do that. If you want to think about it, we could continue the hearing to our next meeting.

Casavant: I'd like that. I don't know about the rest of the Board Members, but I'd like to see a plan.

Gallagher: Me too.

Short: Do you me an architectural plan?

Dowling: You're going to have a builder, he could do a plan for you.

Short: I'm going to have to talk to my daughter about what's best for us to do.

Casavant: How many square feet?

Dowling: 768 square feet.

Gallagher: Just one floor?

Short: Yes, and it might be smaller than 768. I know it can't be more than 800.

Casavant: I definitely would like to see a plan.

Dowling: We could continue this to 6:50 p.m. on Monday, September 25<sup>th</sup> if Mrs. Short can be ready for that date.

Casavant: Motion please.

Griffin: I make a motion to continue this hearing to Monday, September 25, 3027 at 6:50 p.m.

Gallagher: Second.

Casavant: All in favor.

Griffin: Aye.

Gallagher: Aye.

Casavant: Aye.

Motion carried.

Hearing adjourned.

Monday, September 25, 2017 at 6:50 p.m.

Casavant: Reopens the hearing of Susan and William Short which was continued from September 11<sup>th</sup> to this evening.

S.Short: Presents the Board with a drawing showing the existing dwelling and the proposed new in-law addition which she informs the Board that it is now 798 square feet, the 768 square feet previously discussed and this new connecting piece of 30 square feet.

Casavant: Any questions?

Griffin: No.

Gallagher: The 30 square feet is the connecting piece?

Short: Yes.

Casavant: I think they meet all the requirements and the drawing is sufficient as long as they realize they're tied to the dimensions on the drawing.  
How about a motion.

Griffin: I make a motion to grant a special permit of the Zoning By-Laws of the Town of Pembroke Sec. IV, 1. B. 4. to Susan and William Short for property located at 214 Hobomock Street as shown on the Assessors' Map D-6, Lot 3A5 to construct a seven hundred and ninety-eight (798) square foot in-law apartment as shown on the drawing dated September 25, 2017 with the conditions as stated in the by-laws.

Gallagher: Second.

Casavant: All in favor.


Griffin: Aye.


Gallagher: Aye.

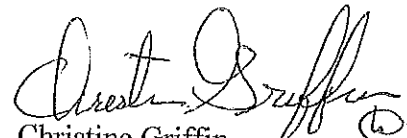
Casavant: Aye.

Motion carried.

Hearing adjourned.

  
Frederick Casavant  
Vice Chairman:

  
James Gallagher  
Clerk

  
Christine Griffin  
Alternate