

BOARD OF  
ZONING AND BUILDING LAW APPEALS  
PEMBROKE, MASSACHUSETTS  
02359

Case #2-18

March 28, 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 John Goduti and Christine Sargent regarding property located at 121 Lake Street, as shown on Assessors' Map D-4, Lot 51, said property owned by John Goduti and Christine Sargent, which is the property affected by this requested variance.

The petition to the Board is dated February 15, 2019. The petition requests a variance as per Sec. IV, 1. D. 3. Side Yard Requirements of the Zoning By-Laws of the Town of Pembroke to construct a detached two car garage.

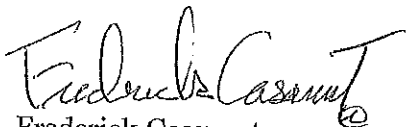
A notice of the public hearing on this petition will be retained in the file. It was published in the Pembroke Mariner and Express, a newspaper of general circulation in the Town of Pembroke on March 2, 2018 and March 9, 2018, posted in a conspicuous place in the Town Hall and mailed on March 5, 2018 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 7:10 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.

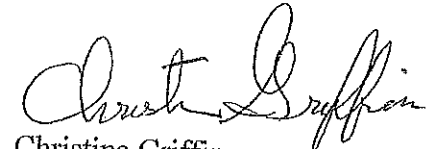
**Monday, March 19, 2018**

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.
Goduti:	My house is on a two acre lot and I would like to have constructed a two-car garage for a personal workshop and garage.
Casavant:	How far will it be from the lot line?
Goduti:	About eight feet in the back and there's a wooded lot line there as well.
Casavant:	And what's here in the back?
Goduti:	It's all woods.
Gallagher:	Is this a shed in the back?

Goduti: Yes, an eight foot shed for storage of things like a generator.  
With the driveway there and the septic in the front, it's the only  
place the garage can go.  
Gallagher: Looks like a nice garage.  
Casavant: Generally I don't like going any closer than ten feet of the lot line.  
Do you know your neighbor?  
Goduti: Not really, they just moved in last fall. Their house is about thirty  
feet from the lot line.  
Gallagher: How far away from the house will the garage be?  
Goduti: Eight feet.  
Casavant: Are there any abutters present that have a comment.  
(No response)  
Casavant: Can you keep to a ten foot setback?  
Goduti: If that's my only option.  
Gallagher: I'd be in favor of moving it closer to the house.  
Griffin: I make a motion to allow a variance as per Sec. IV, 1. D. 3. Side  
Yard Requirements of the Zoning By-Laws of the Town of  
Pembroke to John J. Goduti III and Christine E. Sargent for the  
construction of a detached two-car garage for property located at  
121 Lake Street, Pembroke as shown on Assessors' Map D-4, Lot  
51 to be no closer than ten feet of the side property line.  
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  
Alternate