

BOARD OF
ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359

Case #22-17

October 4, 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 Sara Vaughan, 18 Beebe Lane, Pembroke, regarding property located at 18 Beebe Lane, as shown on Assessors' Map B-9, Lot 100, said property owned by Sara Vaughan, which is the property affected by this requested special permit.

The petition to the Board is dated August 16, 2017. The petition requests a special permit as per Sec. V, 5. Non-Conforming Property of the Zoning By-Laws of the Town of Pembroke for the construction of an 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 August 25, 2017 and September 1, 2017, posted in a conspicuous place in the Town Hall and mailed on August 28, 2016 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 hearings on this petition was held on Monday, September 11, 2017 at 7:20 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, 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.

September 11, 2017 at 7:20 p.m.

Casavant:	Opens hearing by reading notice as it appeared in the Pembroke Mariner and Express and turns floor over to the petitioner for presentation of her request.
Vaughan:	The front portion of our home is one story built on blocks. As we want a second story we need a better foundation. Thus were going to raze the front section, put in a new foundation expanding it two feet on each side and build a two story section.
Gallagher:	What's there now?
Vaughan:	Family room, three bedrooms, an office and a bathroom.
Gallagher:	In the whole house or just the section you're making two story?

Vaughan: In the section which is going to be two story is an office, family room and one bedroom.

Dowling: Number of bedrooms going to stay the same?

Vaughan: Yes, were doing away with one bedroom on the first floor to put one bedroom on the second floor.

Casavant: So currently it's one story and what will be is half of it will be one story and half two stories.

Vaughan: Correct.

Gallagher: The new addition is the front of the house?

Vaughan: Yes.

Casavant: Jim, Christine, anything?

Griffin: No, nothing.

Gallagher: I'm okay with it

Cullity: Do I hear a motion?

Casavant: I make a motion to grant a special permit as per Sec. V, 5 Non-Conforming Property. of the Zoning By-Laws of the Town of Pembroke to Sara Vaughan as shown on Assessors' Map B-9, Lot 100 for property located 18 Beebe Lane, Pembroke to raze the front portion of the existing dwelling and construct a new two story portion with a new foundation as shown on the drawings submitted.

Gallagher: Second.

Casavant: All in favor.

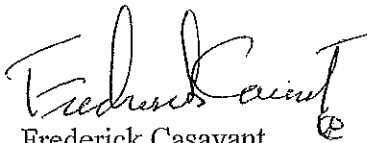
Casavant:: Aye.


Gallagher: Aye.

Griffin: Aye.

Casavant: Motion carried.

Hearing adjourned.


Frederick Casavant
Vice Chairman


James Gallagher
Clerk


Christine Griffin
Alternate