

BOARD OF
ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359

Case #24-17

October 17, 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 Pembroke Pines Farm LLC by James F. Noone PE, regarding property located at 82 Pelham Street, Pembroke as shown on Assessors' Map E-3, Lot 59, Book 44823, Page 266 said property owned by Pembroke Pines Farm LLC, which is the property affected by this special permit.

The petition to the Board is dated August 23, 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. And Sec. IV, 1. B. 4. b Uses Allowed by Special Permit to construct a new single-family dwelling with an attached barn and 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 September 8, 2017, and September 15, 2017, posted in a conspicuous place in the Town Hall and mailed on September 11, 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 were held on 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 25, 2017 at 7:00 p.m.

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

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 Pembroke Pines Farm LLC for property located at 82 Pelham Street as shown on the Assessors' Map E-3, Lot 59 to construct a new single-family dwelling with an attached barn and an 800 square foot attached in-law apartment as shown on the plan by BSI Engineering dated August 16, 2017 with the conditions as stated in the by-laws.

Gallagher: Second.

Casavant: All in favor.

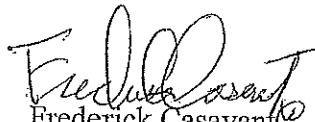
Griffin: Aye.


Gallagher: Aye.

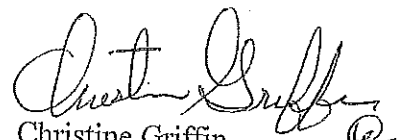
Casavant: Aye.

Motion carried.

Hearing adjourned.


Frederick Casavant
Vice Chairman:


James Gallagher
Clerk


Christine Griffin
Alternate