

BOARD OF
ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359

Case #25-17

September 28, 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 Craig and Ronda Polleys, regarding property located at 75 Pudding Brook Drive, Pembroke as shown on Assessors' Map E-9, Lot 51, Book 47150, Page 305 said property owned by Craig and Ronda Polleys, which is the property affected by this special permit.

The petition to the Board is dated August 24, 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 convert a portion of their basement into an 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 was 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 7:15 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.

R.Polleys: Everything is already there. We want to legalize the apartment in the basement. When we bought the house and started looking into legalizing an in-law apartment in the basement we were advised that the septic was new and why didn't we wait until we needed work on it before we added the separate septic tank. Now we need work on the septic and we figure why not do it all.

Casavant: It's 650 square feet and that's fine and it's just a portion of the basement.

R.Polleys: Yes.

Fallagher: Are there two outside doors for this in-law?

R.Polleys: There's a door to a set of stairs that goes up to our house and there's a sliding door that goes out of the basement.

Gallagher: These two front rooms, what are they?

R.Polleys: When you walk in it's a living room and shows on drawing living room, bedroom, bathroom and kitchen.

Casavant: Michele, dimension wise it's fine?

Dowling: At 650 square feet it fine.

Casavant: It's fine with me.

Christine?

Griffin: Fine with me.

Casavant: Christine, want to make 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 Craig and Ronda Polleys for property located at 75 Pudding Brook Lane as shown on the Assessors' Map E-9, Lot 51 to legalize the six hundred and fifty (650) square foot basement in-law apartment as show on the drawing submitted with the conditions as state 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