

BOARD OF
ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359

Case #26-17

October 19, 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 John Dennis, 24 West Street, Pembroke, regarding property located at 24 West Street, as shown on Assessors' Map B-5, Lot 25F, said property owned by John Dennis, which is the property affected by this requested special permit.

The petition to the Board is dated September 1, 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 enclosed carport.

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 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 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 25, 2017 at 7:30 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 25, 2017 at 7:30 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 his request.
Dennis:	The carport company is out of South Carolina. They have jobbers all over. What you do is order what you want, they put it all together and send a crew up to construct it. The enclosed carport is relatively new.
Gallagher:	Where's the house.
Dennis:	Using his drawing he shows where house is located.
Casavant:	Christine, your thoughts.
Griffin:	Have no problem.
Gallagher:	It's fine with me.

Casavant: For the record there's no abutters present.
How about a motion.
Griffin:: 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 John Dennis for property as shown on Assessors' Map B-5, Lot 25F for property located 24 West Street, Pembroke to establish an enclosed carport as shown on the drawing and brochure 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