

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF PEMBROKE
ZONING BOARD OF APPEALS

Case #27-16

September 28, 2016

DECISION OF THE BOARD OF APPEALS ON THE APPEAL AND PETITION OF
THOMAS E. GERAGHTY AND LORRAINE NEE.

Premises: 10 Vernal Road, Pembroke as shown on Assessors' Map A-5,
Lot 192, Book 4043, Page 116.

Zoning District: Residence District A

Petitioner: Thomas E. Geraghty and Lorraine Nee by Derek Lewis,
172 Monponsett Street, Halifax, MA 02334.

Date of Filing
Application: August 4, 2016

Dates of Public
Notice: September 2, 2016 and September 9, 2016

Date of Mailing
& Posting Notice: September 2, 2016

Date of Hearing: September 19, 2016

Petition: Requesting a special permit of the Zoning By-laws of the Town of
Pembroke, Sec. V, 5. Non-Conforming Property to construct a
sunroom addition to the existing single family dwelling.

The public hearing was held on Monday, September 19, 2016 at 7:20 p.m. in
accordance with proper notice and advertisement. The full Board consisting of William
Cullity, Vice Chairman, Frederick Casavant, Member, and James Gallagher, Member,
heard the petitioners' builder, Derek Lewis. There were no abutters present at the hearing.

DECISION: UNANIMOUSLY APPROVED .


The petitioners' builder explained to the members of the Board that the existing dwelling sits on a 10,020 square foot non-conforming lot. The homeowners would like to have a sunroom constructed on the footprint of the existing deck as shown on the drawing submitted.

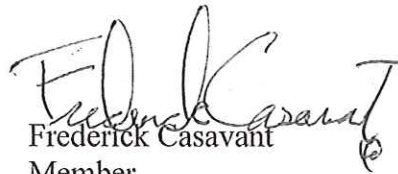
The Board reviewed the information presented by the petitioner and found the request to be in harmony with the general purpose and intent of the by-laws and conforms to all the provisions and standards of the by-laws and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the by-laws.

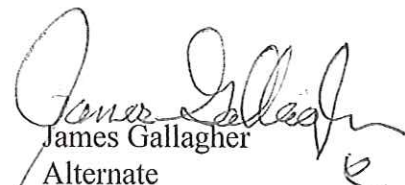
A motion was made, seconded, and unanimously voted upon to grant a special permit of the Zoning By-Laws of the Town of Pembroke, Sec. V, 5. Non-Conforming Property to Thomas M. Geraghty and Lorraine Nee for property located at 10 Vernal Road, Pembroke as shown on Assessors' Map A-5, Lot 192 to construct a sixteen (16) foot by thirty-two (32) foot sunroom as shown on the drawing submitted

Any judicial appeal from this decision shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17 and any such appeal shall be filed within twenty days from the filing of this decision with the office of the Town Clerk of Pembroke.

If substantial use of the rights authorized by this special permit are not exercised within one (1) year of the date on which a copy of this decision is filed with the Town Clerk, then this special permit shall expire.


William Cullity
Vice Chairman


Frederick Casavant
Member


James Gallagher
Alternate