

BOARD OF
ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359

Case #27-17

October 27, 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 Maria Hoyo, 31 Gardner Lane, Pembroke, regarding property located at 31 Gardner Lane, as shown on Assessors' Map A-6, Lot 225, said property owned by Maria Hoyo, which is the property affected by this requested special permit.

The petition to the Board is dated September 22, 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 to construct an addition to the second floor of the existing single-family dwelling.

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 October 6, 2017 and October 13, 2017, posted in a conspicuous place in the Town Hall and mailed on October 6, 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 hearing on this petition was held on Monday, October 23, 2017 at 7:00 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.

October 23, 2017 at 7:00 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.
Hoyo;	We're going to renovate the house. The way the layout is now is not working. We're not adding more rooms, we're just making it more comfortable and nicer. Right now the second floor is about one-quarter of the footprint and when finished it will be a full second floor.
Gallagher:	Using the drawing can you show me where the addition will go.
Hoyo:	So does.
Gallagher:	What's the lot area?

Dowling: 8,400 square feet.
Casavant: Christine you have anything?
Griffin: No.
Casavant: Jim, anything else?
Gallagher: No.
Casavant: Anyone here in favor or against?
J. Dolbec: I'm a direct abutter and I'm in favor.
Casavant: I don't have a problem with it. They're not adding to the footprint.
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 Maria Hoyo for property as shown on Assessors' Map A-6, Lot 225 for property located 31 Gardner Lane, Pembroke to construct an addition to the second floor taking it from one-quarter of the footprint to a full footprint 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