

THE COMMONWEALTH OF MASSACHUSETTS  
TOWN OF PEMBROKE  
ZONING BOARD OF APPEALS



Case #28-15

February 18, 2016

DECISION OF THE BOARD OF APPEALS ON THE APPEAL AND PETITION OF  
KEVIN G. AND DEBRA A. REICH.

Premises: 90 Plymouth Street, Pembroke as shown on Assessors' Map A-4,  
Lot 41A, Book 4472, Page 307.

Zoning District: Residence District A

Petitioner: Kevin G. and Debra A. Reich, 90 Plymouth Street, Pembroke,  
MA 02359

Date of Filing  
Application: December 8, 2015

Dates of Public  
Notice: December 25, 2015 and January 1, 2016

Date of Mailing  
& Posting Notice: December 28, 2015

Date of Hearing: January 11, 2016 and February 1, 2016

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

The public hearing was held on Monday, January 11, 2016 at 7:10 p.m. and Monday,  
February 1, 2016 at 6:50 p.m. in accordance with proper notice and advertisement. The full  
Board consisting of Frank Baldassini, Chairman, William Cullity, Vice Chairman, and  
Rick Casavant, Alternate, heard the petitioner, Debra Reich and her contractor, Alan Dias.  
There were no abutters present at the hearing.

DECISION: UNANIMOUSLY APPROVED.

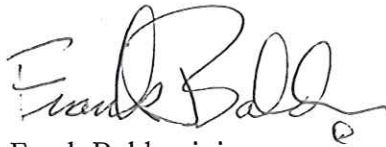
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The petitioner explained to the members of the Board that their home sits on a 48,743 square foot non-conforming retreat lot. They would like to construct a 352 square foot bedroom and bath first floor addition as shown on the drawing submitted.

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 Kevin and Debra Reich, for property located at 90 Plymouth Street, Pembroke as shown on Assessors Map A-4, Lot 41A to construct a three hundred and fifty-two square foot first floor addition to the existing single-family dwelling 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.

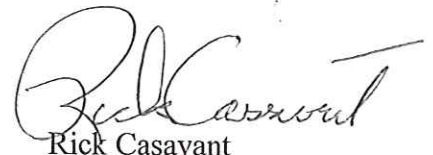
If substantial use of the rights authorized by this special permit are not exercised within one (1) year of the date on which a copy of this decision is filed with the Town Clerk, then this special permit shall expire.



Frank Baldassini  
Chairman



William Cullity  
Vice Chairman



Rick Casavant  
Alternate