

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF PEMBROKE
ZONING BOARD OF APPEALS



Case #29-15

January 13, 2016

DECISION OF THE BOARD OF APPEALS ON THE APPEAL AND PETITION OF
CYNTHIA M. WINTERS AND SCOTT J. BRINTNALL

Premises: 119 Furnace Colony Drive, Pembroke as shown on Assessors' Map B-6, Lot 109, Book 45226, Page 279.

Zoning District: Residence District A

Petitioner: Cynthia M. Winters and Scott J. Brintnall, Pembroke, MA 02359.

Date of Filing Application: December 10, 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

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 existing single-family dwelling.

The public hearing was held on Monday, January 11, 2016 at 7:10 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, Scott Brintnall. There were no abutters present at the hearing.

DECISION: UNANIMOUSLY APPROVED.

The petitioner explained to the members of the Board that their home sits on a 6,408 square foot non-conforming lot. They would like to make their one bedroom home into a two bedroom home 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 Cynthia Winters and Scott Brintnall, for property located at 119 Furnace Colony Drive,, Pembroke as shown on Assessors Map B-6, Lot 109 to construct a sixteen (16) foot by ten (10) addition to the existing single-family dwelling as shown on the drawing by Grady Consulting, L.L.C. dated August 20, 2002.

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