

BOARD OF
ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359

Case #3-18

March 23, 2018

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 Joan Wool regarding property located at 27 Edgewater Drive, Pembroke as shown on Assessors' Map F-10, Lot 28, Book 38724, Page 21 said property owned by Joan M. Wool, which is the property affected by this special permit and variance.

The petition to the Board is dated February 26, 2018. The original petition requests a special permit of the Zoning By-laws of the Town of Pembroke, Sec. IV, 1. B. 4. Uses Allowed by Special Permit to construct an attached in-law apartment. A true copy of the petition will be retained in the file.

A notice of the public hearing on this special permit petition will be retained in the file. It was published in the PEMBROKE MARINER & EXPRESS, a newspaper of general circulation in the Town of Pembroke on March 2, 2018, and March 9, 2018, posted in a conspicuous place in the Town Hall and mailed on March 12, 2018 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 persons at the addresses as provided by the most recent tax list kept by the Town Assessor.

The public hearing on this special permit petition was held on Monday, March 19, 2018 at 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 Frederick 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.

At the meeting of the Board on March 19, 2018, the Board voted unanimously to approve the special permit with conditions.


Monday, March 19, 2018 at 7:00 p.m.


Casavant: Opens meeting by reading the notice which appeared in the Pembroke Mariner and turns the floor over to the petitioner for presentation.


Wool: I came to the Board in 2014 and was granted the special permit which I recorded at the Registry of Deeds. I unfortunately was not able to pull the permit as my husband died.

Casavant: Is it the same construction?

Wool: Yes.
Casavant: It would appear there's no objection as there are no abutters here.
Do either of the other Board members have any questions?
Griffin: It's still 738 square feet?
Wool: Yes.
Gallagher: I have no questions with it.
Griffin: I make a motion to grant a special permit of the Zoning By-Laws of the
Town of Pembroke Sec. IV, 1. B. 4. Uses Allowed by Special Permit to
Joan Wool for property located at 27 Edgewater Drive as shown on the
Assessors' Map F-10, Lot 28 to construct an in-law apartment to the
existing single-family dwelling as shown on the plan submitted with the
conditions as stated in the by-law and total square footage of the apartment
not to exceed 800 square feet.
Gallagher: Second.
Casavant: All in favor.
Griffin: Aye.
Gallagher: Aye.
Casavant: Aye.
Motion carried.
Hearing adjourned.


Frederick Casavant
Vice Chairman


Christine Griffin
Alternate


James Gallagher
Clerk