

BOARD OF
ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359

Case #30-17

February 8, 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 Robert and Rachel Kilnapp regarding property located at 74 High Street, Pembroke as shown on Assessors' Map D-9, Lot 16, said property owned by Robert and Rachel Kilnapp which is the property affected by this request for this special permit.

The petition to the Board is dated November 8, 2017. The petition requests a special Permit of the Zoning By-Laws of the Town of Pembroke, Sec. V, 5. Non-Conforming Property to construct an addition to the existing single-family dwelling. A true copy will be retained in the file.

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 December 22, 2017 and December 29, 2017, posted in a conspicuous place in the Town Hall and mailed on December 22, 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 advertised to be held on January 8, 2018, at 7:10 p.m. 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: Rick Casavant, Vice Chairman, Jim 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 January 8, 2018, the Board voted unanimously to approve the special permit.

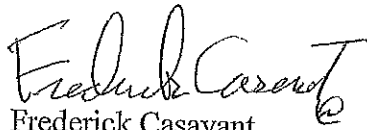
Monday, January 8, 2018 at 7:10 p.m.

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| Casavant: | Opens hearing by reading notice as it appeared in the Pembroke Mariner & Express and turns the floor over to the petitioner for presentation. |
| Mr. Kilnapp: | We bought our house twenty years ago in April and fifteen years ago we built an addition off the left side of the house which was a family room, garage and a new kitchen and got a variance at that |

time as we were too close to the property line. We now have two teenagers and we're squeezed into a tiny master bedroom. We're looking to build a bigger bedroom and bath room. We want to go sixteen feet off the back of our house which will make it parallel to the patio and screen porch.

Casavant: How far is it from the back of the addition to the property line?
Mr. Kilnapp: No less than sixty feet.
Gallagher: It will be a two story addition?
Mr. Kilnapp: Yes.
Casavant: Christine, you have anything.
Griffin: No, but is there anyone here that wants to say anything?
(No response)
Gallagher: I'm fine with it.
Casavant: Do we have a motion.
Griffin: I make a motion to grant a special permit of the Zoning By-Laws of the Town of Pembroke, Sec. V, 5. Non-Conforming Property to Robert and Rachel Kilnapp for property located at 74 High Street, Pembroke as shown on Assessors' Map D-9, Lot 16 to construct an addition to the existing single-family dwelling as illustrated in the plan submitted with the application.

Gallagher: Second.
Casavant: All in favor.
Gallagher: Aye.
Griffin: Aye.
Casavant: Aye.
Motion carried.
Hearing adjourned.


Frederick Casavant
Vice Chairman


James Gallagher
Clerk


Christine Griffin
Alternate