

BOARD OF
ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359

Case #32-17

February 14, 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 Timothy and Christine Sheehan regarding property located at 17 Rebecca Road, Pembroke as shown
on

Assessors' Map C-5, Lot 68, said property owned by Timothy and Christine Sheehan which is the property affected by this request for this variance.

The petition to the Board is dated November 13, 2017. The petition requests a variance of the Zoning By-Laws of the Town of Pembroke, Sec. IV, 1. D. 3. Side Yard Requirements 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 7:30 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 variance..

Monday, January 8, 2018 at 7:30 p.m.

Casavant:	Opens hearing by reading notice as it appeared in the Pembroke Mariner & Express and turns the floor over to the petitioner for presentation.
T. Sheehan:	We have a unique property with wetlands on both sides, a pond across the street, and an access easement road to the old cranberry

bogs, which leaves us very little place to put an addition on. We're looking for a variance to put a one story with basement addition on that will come to 4.7 feet of the side lot line. We've talked to all our neighbors and as they have similar lots with wetlands they understand our position.

C.Sheehan: We both work out of home, and thus need a home office.

Gallagher: Is the chain link fence yours?

T.Sheehan: We don't know. It was there when we bought the house.

Casavant: Jim, what do you think.

Gallagher: As long as the neighbors are not too close, I don't have a problem.

Dowling: The house on that side, how close is it to the property line?

T. Sheehan: You can't even see them from our property.

Casavant: Christine, what do you think?

Griffin: Circumstances relating to the soil conditions, shape, and topography of the land.

Casavant: Normally we'd say that's pretty close, but in this case anything else would look goofy.

Dowling: It doesn't impose on anyone.

Casavant: I'm inclined to allow it.

Gallagher: Me to.

Griffin: Okay with me.

Casavant: Want to make a motion.

Griffin: I make a motion to grant a variance of the Zoning By-Laws of the Town of Pembroke, Sec. IV, 1. D. 3. Side Yard Requirements to Timothy and Christine Sheehan for property located at 17 Rebecca Road, Pembroke as shown on Assessors' Map C-5, Lot 68 to construct an addition to the existing single-family home. The back corner of the addition to be no less than 4.7 feet from the side property line as shown on the plan by RIM Engineering Co., Inc., dated October 24, 2017 for the reasons that circumstances relating to the soil conditions, shape and topography of the land would make a literal enforcement of the provisions of this by-law a substantial hardship, financial or otherwise, to the petitioner

Gallagher: Second.

Casavant: All in favor.

Gallagher: Aye.

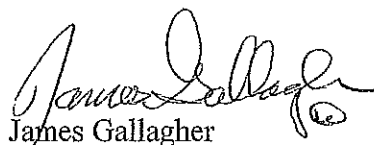
Griffin: Aye.


Casavant: Aye.

Motion carried.

Hearing adjourned.


 Frederick Casavant
 Vice Chairman


 James Gallagher
 Clerk


 Christine Griffin
 Alternat