

**ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359**

Case #36-16

January 25, 2017

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 Michelle O'Neil, regarding property located at 49 Furness Lane, Pembroke as shown on Assessors' Map B-8, Lot 119, said property owned by Wells Fargo, which is the property affected by this request for a special permit,

The petition to the Board is dated November 29, 2016. 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 second floor 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 January 6, 2017 and January 13, 2017, posted in a conspicuous place in the Town Hall and mailed on November 18, 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 23, 2017 at 7:00 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: Frederick Casavant, Member, James Gallagher, Member, and Linda MacDonald, Alternate. The tape recording of the hearing is attached to the file and a copy of the tape will be provided upon request.

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Casavant:	Opens hearing by reading notice as it appeared in the Pembroke Mariner and Express and turns the floor over to the petitioner for presentation of petition.
O'Neill:	The footprint of the house will remain the same. We're just expanding the living space on the second floor by changing the roof lines as you can see by the drawings we've submitted.
MacDonald:	You've done away with the front door?
O'Neil:	There's a side door and two glass sliding doors.
Gallagher:	Nothing else has changed.
Casavant:	Anything else?
MacDonald:	It's fine with me.

Gallagher: Same with me.
Casavant: Who'd like to make a motion?
Gallagher:: I make a motion to grant a special permit of Sec. V, 5. Non-Conforming Property of the Zoning By-Laws of the Town of Pembroke to Michelle O'Neil for property located at 49 Furnace Lane as shown on the Assessors' Map B-8, Lot 119 to construct an expansion of the second floor of the existing single family dwelling as shown on the drawings by Christopher M. Kirby, PE, dated November 20, 2016.
MacDonald: Second.
Casavant: All in favor.
Gallagher: Aye.
MacDonald: Aye.
Casavant: Aye.
Motion carried.
Hearing adjourned.


Frederick Casavant
Member


James Gallagher
Member


Linda MacDonald
Alternate