

ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359

Case #37-17

March 9, 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 Archibald Builders Inc. regarding property located at 217 Wampatuck Street, Pembroke as shown On Assessors' Map B-8, Lot 64, said property owned by John D. McGarrell and Bonnie H. McGarrell, John D. McGarrell and Diene K. McGarrell, and Robert K. McGarrell et al, which is the property affected by this request for a special permit.

The petition to the Board is dated November 30, 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 a new 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 5, 2018 and January 12, 2018, posted in a conspicuous place in the Town Hall and mailed on January 8, 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 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 22, 2018 at 8:00 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: James Gallagher, Clerk, Christine Griffin, Alternate, 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.

Monday, January 22, 2017 at 8:00 p.m.

- Griffin: Opens meeting by reading the notice which appeared in the Pembroke Mariner and Express and turns the floor over to the petitioners for explanation.
- F. Archibald: This particular lot was approved to have a house built on it and basically we're trying to meet the same criteria. The gentleman had health problems

and he let it expire, and we're work on our behalf to get regrouped. We did redesign the septic system. It's a one bedroom, 816 square foot, one level dwelling. We're going to put it on the crawl space rather than dig it down. We're just tryig to meet a need that not everyone wants s big house.

MacDonald: The house will face the street?

Archibald: Yes.

Gallagher: It's a small house and looks like it will fit there fine.

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 Archibald Builders Inc., for property located at 217 Wampatuck Street, Pembroke as shown on the Assessors' Map B-8, Lot 64 to construct a new one bedroom single family dwelling as shown on the drawing by Grady Consulting, Da. L.L.C., dated November 3, 2017,

Gallagher: Second.

Griffin: All in favor.

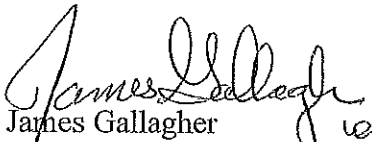
Griffin: Aye.

Gallagher: Aye.


MacDonald: Aye.

Griffin: Motion carried

Hearing adjourned.


James Gallagher
Clerk


Christine Griffin
Alternate


Linda MacDonald
Alternate