

ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359

Case #39-17

February 27, 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 Linda Costa regarding property located at 7 West Fish Street, Pembroke as shown on Assessors' Map B-3, Lot 2990, said property owned by Costa Realty Trust which is the property affected by this request for a special permit.

The petition to the Board is dated December 7, 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 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 8:10 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: 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 8:10 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.
- Costa: I'm looking to put an addition to my home on a non-conforming piece of land.
- Griffin: It is three bedroom or it will be?

Costa: It will be.
MacDonald: It's just two bedroom now. So you want to add one bedroom and two bathrooms.
Costa: What I'm looking to do is take off the front of the property and reconstruct.
MacDonald: You're saying that this part that jutts out, you want to take down?
Costa: We'll build around that. We say what faces the water is the front and that's where the addition will go.
MacDonald: That's the back of the house.
Is there a basement under the addition?
Costa: It will be a walkout basement.
Griffin: Michele, will there be a side yard issue with the 13 feet here.
Dowling: No, this is residential non-conforming so it comes under special permit.
Gallagher: I hope you have room enough to expand the leaching area that the Board of Health will ask for.
Costa: The plans are already drawn up.
Gallagher: The retaining walls, are they built or are they going to be built?
Costa: They're going to be built because of the steepness.
Griffin: I make a motion to grant a special permit of the Zoning By-Laws of the Zoning By-Laws of the Town of Pembroke, Sec. V, 5. Non-Conforming Property to Linda M. Costa, for property located at 7 West Fish Street as shown on the Assessors' Map B-3, Lot 2990 to construct an addition to the existing single-family dwelling as shown on the plan submitted.
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