

BOARD OF
ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359

Case #40-17

February 21, 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 Maria McMillan regarding property located at 35 Gardner Lane, Pembroke as shown on Assessors' Map A-6, Lot 227, said property owned by Maria McMillan which is the property affected by this request for this special permit.

The petition to the Board is dated December 18, 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 12, 2018 and January 19, 2018, posted in a conspicuous place in the Town Hall and mailed on January 15, 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 29, 2018, 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: 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 29, 2018, the Board voted unanimously to Approve the special permit.

Monday, January 29, 2018 at 7:00 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.

McMillan: I have a small house, 900 square feet. I'm getting married and need room for a husband and his son. We want to add on a bedroom and a bathroom.

Casavant: How close will it come to the side lot line?
McMillan: More than thirty feet.
Gallagher: I went and viewed the property and don't see any problem with the request.
Griffin: It just looks like a regular non-conforming request.
Casavant: Want to make 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 Maria McMillan for property located at 35 Gardner Lane, Pembroke as shown on Assessors' Map A-6, Lot 227 to construct an addition to the existing single-family home as per the plan submitted.
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