

BOARD OF  
ZONING AND BUILDING LAW APPEALS  
PEMBROKE, MASSACHUSETTS  
02359

Case #41-17

March 12, 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 Brown Builders, Inc., regarding property located at 40 Indian Trail, Pembroke as shown on Assessors' Map B-9, Lot 117, said property owned by Brown Builders, Inc., which is the property affected by this request for this special permit.

The petition to the Board is dated December 21, 2017. The petition requests a special permit of the Zoning By-Laws of the Town of Pembroke, Sec. V, 5. Non-Conforming Property to demolish the existing structure and 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 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 7:15 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 7:15 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.

Ryan: I'm Steven Brown of Land Planning and this is Donny Brown of Brown Builders,

We filed for a special permit to demolish the existing house and large garage which are in disrepair and replace it with a 36 foot by 30 foot conforming structure. It has an existing septic system which we'll tie into the new house.

Casavant: Setback wise?  
Ryan: We're conforming.  
Dowling: One story or two story?  
Ryan: Two story.  
Brown: Front to back split.  
Casavant: There's no neighbors here.  
Christine, anything.

Griffin: No.

Gallagher: I saw the land with the buildings on it, and I went by today and it looks so much better with the buildings gone.

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 Brown Builders, Inc. for property located at 40 Indian Trail, Pembroke as shown on Assessors' Map B-9, Lot 117 to demolish the existing structures and construct a new single-family dwelling as shown on plan by Land Planning, Inc., dated December 18, 2017

Gallagher: Second.

Casavant: All in favor.

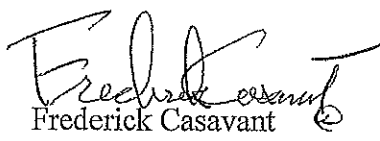
Gallagher: Aye.


Griffin: Aye.


Casavant: Aye.

Motion carried.

Hearing adjourned.

  
Frederick Casavant  
Vice Chairman

  
James Gallagher  
Clerk

  
Christine Griffin  
Alternate