

BOARD OF  
ZONING AND BUILDING LAW APPEALS  
PEMBROKE, MASSACHUSETTS  
02359

Case #08-17

May 30, 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 AR Pizza, Inc. by Antonio and Ana Rego regarding property located at 264A Washington Street, Pembroke as shown on Assessors' Map E-13, Lot 2, said property owned by, Mariah Realty Trust which is the property affected by this request for this special permit.

The petition to the Board is dated April 28, 2017. The petition requests a special permit of the Zoning By-Laws of the Town of Pembroke, Sec. IV, 2, B, 4, Uses Permitted by Special Permit to operate an existing restaurant. 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 May 5, 2017 and May 12, 2017, posted in a conspicuous place in the Town Hall and mailed on March 8, 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 May 22, 2017, 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, 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.

At the meeting of the Board on May 22, 2017, the Board voted unanimously to approve the special permit with conditions.

Monday, May 22, 2017 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's representative for presentation.

Atty. Perry: My clients are buying out Big Z's Pizzeria & Pub which is one of the units at 264 Washington Street and they intend to operate the same type of restaurant with no modifications and the hours would essentially be the same. They have an established business in

Hanover and this will be a new venture for them. As the special permit for the current pizza shop is tied to the owner, the Regos are here requesting a new special permit.

Casavant:

And the hours of operation are the same as before?

Dowling:

Yes,

Casavant:

It seems identical to what is there now and I don't have any problem with it.

Gallagher:

Me either

Dowling:

We do it this way for control over special permits.

Casavant:

I understand. There no one here in opposition to this.

Does the Board have any questions, and if not would someone like to make a motion.

Casavant:

I make a motion to grant a special permit of the Zoning By-Laws of the Town of Pembroke, Sec. IV, 2, B. 4. Uses Permitted by Special Permit to AR Pizza, Inc., by Antonio and Ana Rego for property located at 264A Washington Street, Pembroke as shown on Assessors' Map E-13, Lot 2 to operate a restaurant on Monday through Saturday from 11:00 a.m. to 10:00 p.m. and on Sunday from 12:00 p.m. to 9:00 p.m. as shown on the drawing submitted.

Griffin:

Second.

Casavant:

All in favor.

Gallagher:

Aye.

Griffin:

Aye.


Casavant:

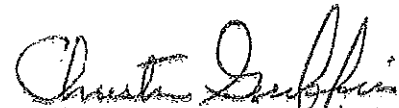
Aye.

Motion carried.

Hearing adjourned.

  
Frederick Casavant  
Vice Chairman

  
James Gallagher  
Clerk

  
Christine Griffin  
Alternate