

PEMBROKE ZONING BOARD OF APPEALS

MEETING MINUTES JUNE 3, 2019

BOARD MEMBERS PRESENT: Rick Casavant, Chairman; Christine Griffin, Vice Chairman; James Gallagher, Clerk

PUBLIC HEARING FOR SPECIAL PERMIT CASE #01-19 AT 171 MATTAKEESETT STREET FOR SPECIAL PERMIT AND/OR VARIANCE TO BUILD THREE 7,000 SQUARE FOOT BUILDINGS

Mr. Casavant re-opened the public hearing for the requested special permit case #01-19 at 171 Mattakeesett Street, for constructing three 7,000 square foot buildings. It is noted that there is a request for a continuance from the applicant. Deputy Fire Chief McCormick and Building Inspector/Zoning Enforcement Officer George Verry are both present to provide an update to the Board regarding the violations on the property.

Mr. Verry informs the Board that the applicant is making progress but there are still boats being stored on the property. The applicant has until June 15, 2019 to remove all boats. Deputy Chief McCormick lets the Board know that slowly the applicant and tenants are doing what they are asked by the Fire Department. There are no open exterior violations other than moving the boats which should happen as the weather gets nice and people have their boats in the water.

The Fire Department will make sure that the property does not get out of hand again and will properly fine the tenants if violations are found in the future. Mr. Gallagher asks Mr. Verry if he ever checked for proper ventilation of the units as there were neighbors concerned that their houses were being covered in some kind of soot. Mr. Verry stated that he did check and everything is how it should be; he believes the soot on the houses is unrelated.

Ms. Griffin makes a motion to continue the public hearing to July 15, 2019, time to be determined; Mr. Gallagher seconds the motion, all members vote unanimously in favor.

ADMINISTRATIVE ACTION: VOTE TO APPROVE THE MINUTES OF MAY 6, 2019

Ms. Griffin made a motion to approve the meeting minutes of May 6, 2019. Mr. Gallagher seconded the motion, and all Board members voted unanimously to approve.

Mr. Casavant suggests calling a brief recess until the next hearing can be opened at 7:20 pm. Ms. Griffin makes a motion to take a brief recess, Mr. Gallagher seconds, all members vote unanimously in favor.

PUBLIC HEARING FOR SPECIAL PERMIT CASE #16-19 AT 44 BLUEBERRY LANE TO DEMOLISH AN EXISTING HOME AND CONSTRUCT A NEW SINGLE FAMILY HOME

Mr. Casavant opened the public hearing for the requested special permit case #16-19 at 44 Blueberry Lane to demolish an existing home and construct a new single family dwelling within the existing footprint of the current home on the site.

Joe Webby (Webby Engineering), Beth Anderson and William Weleck are present as the applicants.

Mr. Webby explains the plan to the Board. The plan is to demolish the existing home. He discusses the setbacks and replacing the home in exactly the same spot. The only change would be to a covered entry and a patio. There is no increase to the square footage. Mr. Casavant asks if the setbacks will remain the

same, Mr. Webby confirms and that the only change is to the front when the porch goes in and it already far exceeds the setback regulations. Mr. Gallagher and Ms. Griffin have no questions regarding the project.

Mr. Webby confirms that the applicant has not gone before the Board of Health yet, however when the owners bought the property less than ten years ago, it did pass Title V.

Abutters present: John Cummings, 36 Blueberry Lane; Stephen Patt, 42 Blueberry Lane; Daniel Walker, 34 Blueberry Lane; are all in favor of this project.

Ms. Griffin makes a motion to close the public portion of the hearing, Mr. Gallagher seconds the motion, all Board members vote unanimously in favor.

All Board members are in favor of the project. Ms. Griffin makes a motion to allow the application for a special permit, the existing home to be demolished and a new home to be constructed in accordance to the plans submitted with the application, Mr. Gallagher seconds, and all members vote unanimously in favor.