

PEMBROKE ZONING BOARD OF APPEALS

MEETING MINUTES JUNE 1, 2015

PUBLIC HEARING FOR SPECIAL PERMIT TO CONSTRUCT A 2 CAR GARAGE AT 42 REBECCA ROAD

The board opened up the public hearing at 7pm, on the application of Jay and Shelia Sullivan, 42 Rebecca Road Pembroke, MA 02359, requesting a permit in accordance with the Zoning Bylaws of the Town of Pembroke, Sec.IV.1.D.2. To construct a new two car garage.

Mr. Sullivan stated the garage will be 28x36 20 feet from the street because he cannot go back because of the wetlands behind his property. Last year he stated conservation came out and inspected the property and said he cannot go back with the garage and he would need to get variance from the town to go towards the street. He also stated he has an already existing 2 car garage that is located under the house. The board then stated there can only be 4 car bays aloud on the property.

The board then addressed if there were any abutters present and Jim Graham of 48 Rebecca Road came forward only requesting to see the design and plans of how the garage was going on the property.

The board then asked Mr. Sullivan if there will be any living space above the garage and Mr. Sullivan stated no there won't be.

The board made a motion to allow the application for a front yard 2 car garage 20 feet from the street at 42 Rebecca Road Pembroke, MA 02359. The motion was seconded, and the board voted unanimously in favor.

PUBLIC HEARING FOR SPECIAL PERMIT TO CONSTRUCT A NEW PITCHED ROOF AND DECK AT 11 BEACH ROAD.

The board opened the public hearing at 7:15pm on the application from Peter Wood and Gary Christina requesting a special permit in accordance with the zoning Bylaws of The Town of Pembroke, Sec V.5. (Nonconforming), to construct a new pitched roof and elongate the existing deck at the property at 11 Beach Road Pembroke MA 02359 shown on Assessors' Map B6 Lot 80.

Mr. Wood addressed the board with wanting to fix the flat existing roof and make the new roof a pitched one that would be more practical to the property from getting water or weather damage and to elongate the existing porch on the property.

He also stated he bought the property from the town originally and just want to make the property more livable. There will be no change to the existing foundation of the house, no added living space or new rooms will be added. Just to make little changes to the landscape and clean up the property etc.

The board made a motion to allow the application of Peter Wood and Gary Christina requesting a special permit in accordance with the Zoning Bylaws of The town of Pembroke Sec.V.5. at the property of 11

Beach Road to remove existing roof and reconstruct a new pitched roof and elongate existing front porch. The board second the motion and the board voted unanimously in favor.

PUBLIC HEARING FOR SPECIAL PERMIT FOR MIX PROPERTY USE AT 220 CENTER STREET

Mr. O'Connor wasn't able to make the hearing so the board made a motion to continue the hearing to June 15, 2015 at 8:00pm.

The board seconded the motion and the board voted unanimously in favor to continue the hearing to a later date.