

PEMBROKE ZONING BOARD OF APPEALS

MEETING MINUTES February 10, 2020

BOARD MEMBERS PRESENT: Christine Griffin, Vice Chairman; James Gallagher, Clerk; John Grenier, Member

PUBLIC HEARING FOR SPECIAL PERMIT CASE #01-20 AT 15 GREENWOOD AVE FOR A SPECIAL PERMIT TO CONSTRUCT AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING

Ms. Griffin opens the public hearing requesting a special permit to construct an in-law in an existing full basement. She invites the applicant to explain their request.

Mr. Maffeo explains that he would like to expand his existing garage. He would like to have a living room, office and upstairs living space. The structure would extend to the side by six feet, extend out the back eight feet, and come forward three feet. Mr. Grenier asks for clarification on the drawings for the correct footage to the property line on the side. Mr. Maffeo provides updated drawings.

The addition would be a single bay garage. Mr. Gallagher asks the frontage, Mr. Maffeo clarifies the dimensions, and the height of the building will be twenty three feet. Mr. Gallagher asks if the fence belongs to Mr. Maffeo; Mr. Maffeo says yes and believes the fence is the property line. Mr. Gallagher remarks on the neighbor's addition; Mr. Maffeo clarifies that his addition will not be as large as that.

Mr. Gallagher asks about Board of Health input on the leaching areas. Mr. Maffeo states that a new three bedroom septic has been installed, there is no more leaching field/cesspool. Mr. Gallagher asks about footings or a foundation; Mr. Maffeo states that there will be a slab foundation.

Abutter Robert Carlson is in attendance.

Ms. Griffin asks if he could reconfigure at all; Mr. Maffeo states there is not much space to work with. Mr. Grenier asks if there will be a bathroom upstairs; Mr. Maffeo confirms. Mr. Gallagher asks why not two bays; Mr. Maffeo states that the doors would be extremely small, one larger door works better.

Robert Carlson, an abutter, is in attendance for more information; he is not for or against the project. Ms. Griffin states that a letter was received from an abutter, Pamela Girard on Liberty Drive, urging the consideration of loss of privacy to the neighborhood in the rear. Mr. Maffeo explains the addition that the abutter is referencing and that his addition is not of that magnitude. Ms. Griffin asks for a motion so close the public portion, it is seconded and approved.

Mr. Gallagher comments that the lot is tight and understands the need for expansion. No trees will be removed, he is in favor. Ms. Griffin states that it is increasing the non-conformity but not detrimentally so. There really are no other options, it is a reasonable request. Mr. Grenier is in favor as it is not a huge addition. Mr. Gallagher asks if he is sticking with the fourteen foot side line. Mr. Maffeo confirms.

Ms. Griffin makes the motion, Mr. Gallagher seconds the motion, all board members vote unanimously in favor to grant the special permit.

The meeting is adjourned at 7:15 pm.