

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF PEMBROKE
ZONING BOARD OF APPEALS

Case #30-16

October 26, 2016

DECISION OF THE BOARD OF APPEALS ON THE APPEAL AND PETITION OF
PAUL AND CAITI CHRONIAK

Premises: 47 Juniper Lane, Pembroke as shown on Assessors' Map F-10,
Lot 96, Book 46247, Page 244.

Zoning District: Residence District A

Petitioner: Paul and Caiti Chroniak, 47 Juniper Lane, Pembroke, MA 02359

Date of Filing
Application: August 31, 2016

Dates of Public
Notice: September 30, 2016 and October 7, 2016

Date of Mailing
& Posting Notice: October 3, 2016

Date of Hearing: October 17, 2016

Petition: Requesting a special permit of the Zoning By-laws of the Town of
Pembroke, Sec. V, 5. Non-Conforming Property to construct an
attached garage to the existing single family dwelling.

The public hearing was held on Monday, October 17, 2016 at 7:10 p.m. in accordance with proper notice and advertisement. The full Board consisting of William Cullity, Vice Chairman, Frederick Casavant, Member, and James Gallagher, Member, heard the Petitioner, Paul Chroniak. There were no abutters present at the hearing.

DECISION: UNANIMOUSLY APPROVED WITH CONDITION.

The petitioner explained to the members of the Board that their home sits on a 40,000 square foot lot with 138 feet of frontage. They would like to add an attached garage to

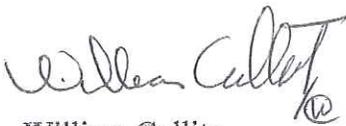
their home as per the drawing submitted, which will bring them to approximately fifteen feet of the side lot line.

The Board reviewed the information presented by the petitioner and found the request to be in harmony with the general purpose and intent of the by-laws and conforms to all the provisions and standards of the by-laws and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the by-laws.

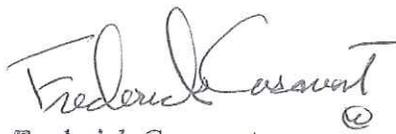
A motion was made, seconded, and unanimously voted upon to grant a special permit of the Zoning By-Laws of the Town of Pembroke, Sec. V, 5. Non-Conforming Property to Paul and Caiti Chroniak for property located at 47 Juniper Lane, Pembroke as shown on Assessors' Map F-10, Lot 96 to construct an attached garage as shown on the drawing by Grady Consulting, dated September 1, 2016 and revised September 1, 2016, to come no closer than twelve (12) feet of the side lot line.

Any judicial appeal from this decision shall be made pursuant to Massachusetts General Laws, Chapter 40A, Section 17 and any such appeal shall be filed within twenty days from the filing of this decision with the office of the Town Clerk of Pembroke.

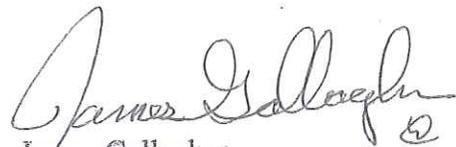
If substantial use of the rights authorized by this special permit are not exercised within one (1) year of the date on which a copy of this decision is filed with the Town Clerk, then this special permit shall expire.



William Cullity
Vice Chairman



Frederick Casavant
Member



James Gallagher
Alternate