

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF PEMBROKE
ZONING BOARD OF APPEALS

Case #32-16

October 31, 2016

DECISION OF THE BOARD OF APPEALS ON THE APPEAL AND PETITION OF
JAMES J. AND THERESA F. SACCONI.

Premises: 46 Kings Terrace, Pembroke as shown on Assessors' Map D-13,
Lot 29, Book 4903, Page 135.

Zoning District: Residence District A

Petitioner: James J. and Theresa F. Saccone, 46 Kings Terrace, Pembroke,
MA 02359

Date of Filing
Application: September 20, 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
addition to the existing single family dwelling.

The public hearing was held on Monday, October 17, 2016 at 7:20 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
Petitioners, James and Theresa Saccone. There were no abutters present at the hearing.

DECISION: UNANIMOUSLY APPROVED .

The petitioner explained to the members of the Board that their home sits on a 16,623
square foot non-conforming lot. They would like to construct a twelve foot by ten foot

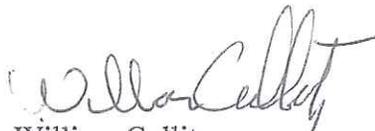
sunroom addition as per the drawing submitted, which will not infringe on either side yard setbacks.

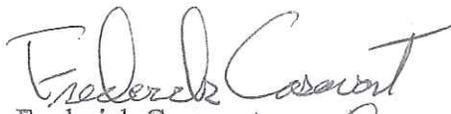
The Board reviewed the information presented by the petitioner and found the request to be in harmony with the general purpose and intent of the by-laws and conforms to all the provisions and standards of the by-laws and that desirable relief may be granted without substantial detriment to the public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

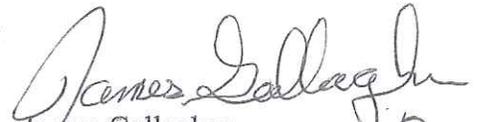
A motion was made, seconded, and unanimously voted upon to grant a special permit of the Zoning By-Laws of the Town of Pembroke, Sec. V, 5. Non-Conforming Property to James and Theresa Saccone for property located at 46 Kings Terrace, Pembroke as shown on Assessors' Map D-13, Lot 29 to construct a twelve (12) foot by ten (10) foot sunroom addition as shown on the drawing submitted, dated October 6, 1980.

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