

**ZONING AND BUILDING LAW APPEALS
PEMBROKE, MASSACHUSETTS
02359**

Case #12-17

August 4, 2017

The members of the Zoning Board of Appeals hereby certify that the following is a detailed record of all the Board's proceedings regarding the petition of Laureen M. and Jill R. Campbell, regarding property located at 12 Cynthia Avenue, Pembroke as shown On Assessors' Map B-8, Lot 260, said property owned by Laureen M. and Jill R. Campbell, which is the property affected by this request for a special permit.

The petition to the Board is dated June 15, 2017. The petition requests a special permit of the Zoning By-Laws of the Town of Pembroke. Sec. V, 5. Non-Conforming Property to construct additions to the existing single-family dwelling.. A true copy will be retained in the file.

A notice of the public hearing on this petition will be retained in the file. It was published in the Pembroke Mariner and Express, a newspaper of general circulation in the Town of Pembroke on July 7, 2017 and July 14, 2017, posted in a conspicuous place in the Town Hall and mailed on July 10, 2017 to abutters whose property is located within 300 feet of the property line of the property in question. The notice was mailed to the names of the persons at the addresses as provided by the most recent tax list kept by the Town Assessor.

The public hearing on this petition was advertised to be held on July 24, 2017 at 7:15 p.m. at the Pembroke Town Hall Hearing Room at which time opportunity was given to all those interested to be heard in favor or opposition to said petition. The following members of the Board were present at the hearing: Frederick Casavant, Vice Chairman, James Gallagher, Clerk, and Christine Griffin, Alternate. The tape recording of the hearing is attached to the file and a copy of the tape will be provided upon request.

Monday, July 24, 2017 at 7:15 p.m.

- Casavant: Opens meeting by reading the notice which appeared in the Pembroke Mariner & Express and turns the floor over to the petitioner for presentation.
- J.Campbell: We presently have a 960 square foot existing house. We presently have two children and have just adopted a third child. A 960 square foot home with one bath and three bedrooms will not hold us for a long term. We

like the ranch and would like to keep it our forever home. We have a fenced in backyard and we're proposing to stay within that area. We currently have a deck off the side which we want to remove and add two bedrooms and a mudroom which will be no closer than ten feet from the side property line and a small eight foot by ten foot bathroom off the back, a copy of the drawing of the house layout she presents to the Board, noting that the additions will bring the house to just under 1300 square feet.

Casavant: Michele, for this she just needs a special permit.

Dowling: Correct, but we need a copy of that drawing for the file.

J.Campbell: You can keep that drawing.

Casavant: Will your numbers stay in accordance with this drawing, because if we say no larger than 1300 square feet, you'll be limited to that number.

J.Campbell: 1300 square feet will be fine as it will be slightly under that number. The additions will be twenty-seven feet by twelve feet and eight feet by five feet.

Casavant: Jim, you have any questions or concerns?

Gallagher: No.

Casavant: Christine?

Griffin: No.

Casavant: Michele, you have everything you need?

Dowling: Yes.

Casavant: Anyone present have any question or comments.

R. Bousquet: No, I'm fine.

Casavant: Someone want to make a motion.

Griffin: I make a motion to grant a Special Permit of the Zoning By-Laws of the Zoning By-Laws of the Town of Pembroke to Lauren and Jill Campbell for property located at 12 Cynthia Avenue as shown on the Assessors' Map B-2, Lot 260 to construct additions to the existing single-family dwelling as shown on the plan present to the Board on July 24, 2017, a twenty-seven (27) foot addition to the easterly side and a eight (8) foot by five (5) foot addition on the northerly side for a total square footage as a whole not to exceed 1300 square feet.

Gallagher: Second.

Casavant: All in favor.

Griffin: Aye.

Gallagher: Aye.

Casavant: Aye.

Motion carried

Hearing adjourned.


Frederick Casavant
Vice Chairman


James Gallagher
Clerk


Christine Griffin
Alternat