

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

Case #17-17

September 21, 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 Causeway Property Holdings LLC by James McDonagh regarding property located at 221 Mattakeesett Street, Pembroke as shown on Assessors' Map B-8, Lot 11, said property owned by Causeway Property Holdings LLC, which is the property affected by this request for a special permit.

The petition to the Board is dated July 19, 2017. The petition requests a special permit of the Zoning By-Laws of the Town of Pembroke. Sec. IV, 3. B. 7. Uses Allowed by Special Permit to keep two temporary storage containers on the property to hold miscellaneous construction materials.. 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 August 11, 2017 and August 18, 2017, posted in a conspicuous place in the Town Hall and mailed on August 14, 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 August 28, 2017 at 7:45 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, August 28, 2017 at 7:45 p.m.

Casavant: Opens meeting by reading the notice which appeared in the Pembroke Mariner and Express and turns the floor over to the petitioner for explanation.

McDonagh: We'd like to keep two storage containers on the property as shown on the drawing we submitted. We use them at construction sites and will be taking them in an out.

Casavant: What size will these be?  
 McDonagh: They're thirty feet long.  
 Casavant: Are they're any abutters here?  
 (no response)  
 Dowling: But we did receive a letter.  
 Gallagher: They'll be placed as you've shown on the plot plan  
 McDonagh: Yes, when they're on the property. As we've said they'll be going in and out to job sites.  
 Gallagher: How often will they be going in and out?  
 McDonagh: Can't tell you as that depends on the size of the jobs we get.  
 Gallagher: Do you own these or do you rent them.  
 McDonagh: We own them.  
 Gallagher: And it will be limited to just those two.  
 McDonagh: Yes.  
 Gallagher: And what is this letter?  
 Casavant: It's a request from one of the abutters that the storage containers be screened from the abutters.  
 McDonagh: We cleaned up the property when we purchased it and the fences which are there are in bad shape, but they're the neighbors' fences.  
 Gallagher: What's directly behind your property.  
 McDonagh: That's bog area.  
 Dowling: Could you put up a fence or plant trees or bushes along the property line of the residential abutters.  
 McDonagh: We could.  
 Casavant: Do we specify or leave it up to them?  
 Dowling: How about screening of their choice which is either six feet or will grow to six feet.  
 Casavant: My other concern is noise. What is your normal business hours.  
 McDonagh: We load in the evening for the next day, say at 5:00 p.m.  
 Casavant: Michele, what are the business hours for this district.  
 Dowling: They're not specified by district. Why don't we say "normal business hours".  
 Gallagher: What does your company do?  
 McDonagh: We're a commercial drywall subcontractor.  
 Casavant: Christine, anything?  
 Griffin: No.  
 Casavant: Jim?  
 Gallagher: Fine with me.  
 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 Sec. IV, 3. B. 7. Uses Allowed by Special Permit to Causeway Property Holdings LLC, for property located at 221 Mattakeesett Street as shown on the Assessors' Map B-8, Lot 11 to keep two thirty foot storage containers on the property to hold miscellaneous construction materials as shown on the drawing submitted with the condition that they establish screening which is either six feet or will grow to six feet along their property line with residential

abutters and that containers will be loaded or unloaded during normal business hours.

Gallagher: Second.

Casavant: All in favor.



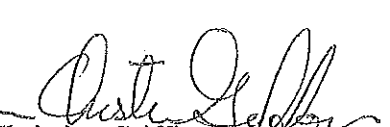
Griffin: Aye.

Gallagher: Aye.

Casavant: Aye.

Motion carried

Hearing adjourned.

		
Frederick Casavant	James Gallagher	Christine Griffin
Vice Chairman	Clerk	Alternate