

THE COMMONWEALTH OF MASSACHUSETTS  
TOWN OF PEMBROKE  
ZONING BOARD OF APPEALS



Case #21-16

August 23, 2016

DECISION OF THE BOARD OF APPEALS ON THE APPEAL AND PETITION OF  
GIUSEPPE AND DANIELLE COLOSIMO.

Premises: 346 High Street, Pembroke as shown on Assessors' Map E-7,  
Lot 9, Book 43886, Page 150.

Zoning District: Residence District A

Petitioner: Giuseppe and Danielle Colosimo, 346 High Street, Pembroke,  
MA 02359

Date of Filing  
Application: July 6, 2016

Dates of Public  
Notice: July 15, 2016 and July 22, 2016

Date of Mailing  
& Posting Notice: July 18, 2016

Date of Hearing: August 1, 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 hearings were to held on Monday, August 1, 2016 at 7:00 p.m., Wednesday, August 10, 2016 at 7:00 p.m., and Wednesday, August 17, 2016 at 7:00 p.m. in accordance with proper notice and advertisement. The full Board consisting of William Cullity, Vice Chairman, Frederick Casavant, Member, and Linda MacDonald, Alternate heard the petitioners, Giuseppe and Danielle Colosimo. There were no abutters present at the hearing.

DECISION: UNANIMOUSLY APPROVED .

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The petitioner explained to the members of the Board that the existing single-family dwelling sits on a 5.1 acre parcel that has only 95 feet of frontage which makes it non-conforming. Their home was built in 1890 and they purchased it in late 2013. Their family is now growing and they are in need of additional space. They propose building a new two-car garage, replacing the existing, with two bedrooms and bathrooms above as per the drawings submitted. The proposed building will keep the existing side setback.

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 Giuseppe and Danielle Colosimo for property located at 346 High Street, Pembroke as shown on Assessors Map E-7, Lot 9 to construct an addition to the existing single-family dwelling as shown on the drawings by Grady Consulting, L.L.C., dated June 20, 2016.

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

  
Linda MacDonald  
Alternate