

**PEMBROKE ZONING BOARD OF APPEALS**

**MEETING MINUTES AUGUST 24, 2015**

**PUBLIC HEARING FOR A SPECIAL PERMIT AT 95 TOOLE TRAIL – TO CONDUCT A SHED**

The board opened the public hearing at 7pm on the application of a special permit sec. V.5.(nonconforming use), to construct a 20x10 shed and remove old metal shed on other side of the property.

The applicant noted the intent for the shed was for storage use such as yard toys for his kids, lawn mower and gardening tools. The owner said it will be a beamed style type shed with an already constructed outside kitchen and patio with seating, its been constructed for at least 5 years he noted.

The board addressed the abutter at 83 Toole Trail could voice her option and question on the building of the shed. She voiced that the new shed will be on her property, she was unsure where the property line is as well and the applicate requesting the permit. He voiced that her shed is also on his property line by a few feet.

**Lots of discussion between neighbors regarding her old she and his new shed on each other's property line.**

The board suggests that before they can come to a decision on this matter the land should get surveyed to prove where each of the property's end. They can come to an agreement of who wants to pay, or it can be split of the cost. The board mentioned that hopefully before the next hearing that the two neighbors could come up with an agreement for this matter.

The board made a motion to continue this hearing until September 28, 2015 at 7pm for the request for a special permit sec. V.5. for a nonconforming shed to be built at 95 Toole Trail Pembroke, MA 02359 as shown on the Assessors' Map B5, Lot 102.

The board second the motion for the continuation of this hearing and the board voted unanimously in favor.

**PUBLIC HEARING FOR A SPECIAL PERMIT TO CINSTRUCT AN ADDITON TO A SINGLR DWELLING HOUSE.**

The board opened the hearing at 7:15 to Matthew and Jessica page of Pembroke (**address was never recorded**) requesting a special permit in accordance with the zoning bylaws of the town of Pembroke, Sec. V.5. To construct addition on the right side of the single dwelling home.

They noted the addition would ne 15x20 new structure, they also noted that the garage is getting put on hold and they are not requesting a permit for that at this time.

The board noted that the structure can be no larger than 15x20 but has the option to make smaller if the residents wish. The board then made a motion to allow the application of Matthew and Jessica Page of Pembroke to build an addition on the single dwelling home in accordance with the zoning Bylaws of the Town of Pembroke MA 02359. The board then seconded the motion, and all were unanimously in favor.