

ZONING BOARD OF APPEALS / TOWN OF PEMBROKE

MEETING MINUTES: MAY 15, 2023

LOCATION: Room 6 (Veterans Hall), Pembroke Town Hall

STARTING TIME: 7:00 pm

BOARD MEMBERS PRESENT: Christopher McGrail (Vice-Chairman), John Grenier (Clerk), and Fraser Townley (Alternate).

BOARD MEMBERS ABSENT: Frederick Casavant (Chairman), Louis Christian Carpenter (Alternate), and Arthur Boyle (Alternate).

ALSO PRESENT: Matthew Heins (Planning Board Assistant), Michael Bucca, Annmarie Bucca, and others.

OPENING THE MEETING

Mr. McGrail opened the meeting by reading the Chairman's statement: "Please note that this meeting is being made available to the public through an audio recording which will be used to ensure an accurate record of proceedings produced in the minutes of the meeting. All comments made in open session will be recorded."

PUBLIC HEARING FOR CASE #2-23 VARIANCE AND SPECIAL PERMIT AT 15 FURNACE LANE

Mr. McGrail opened the public hearing on the application of Michael Bucca, 15 Furnace Lane, Pembroke, MA 02359, requesting a special permit and variance in accordance with the Zoning Bylaws of the Town of Pembroke, Section V.5. Nonconforming Uses and Section IV.1.D.3. Side Yard Setback, to construct an expansion of an existing single-family house. The property is located at 15 Furnace Lane, Pembroke, MA 02359, in Residence District A, Business District A, and the Water Resource and Groundwater Protection District, as shown on Assessors' Map B8, Lot 295. A copy of the application is available in the Office of the Planning Board at Pembroke Town Hall.

Michael Bucca and Annmarie Bucca came before the board and summarized the project. The proposed expansion would extend the house to 10'-7" from the property boundary on one side and 4'-10" from the property boundary on the other side. The Buccas own the adjacent empty lot on the side where the expansion would extend to 4'-10" from the property boundary.

Mr. Bucca explained that some of their neighbors had expressed support for the project. The board members and the Buccas discussed the project, and whether the adjacent empty lot was buildable or would ever be built on.

Mr. McGrail asked if anyone had more questions or comments, but nobody spoke.

Mr. McGrail made a motion to close the public hearing, Mr. Grenier seconded the motion, and the board voted unanimously in favor.

Mr. McGrail made a motion that the board grant the requested variance and special permit for 15 Furnace Lane, Mr. Grenier seconded the motion, and the board voted unanimously in favor.

ADMINISTRATIVE ACTIONS

Mr. McGrail made a motion to approve the minutes of April 24, 2023, Mr. Townley seconded the motion, and the board voted unanimously in favor.

PUBLIC HEARING FOR CASE #1-23 COMPREHENSIVE PERMIT FOR MATTAKEESETT VILLAGE 40B HOUSING PROJECT AT 7 & 15 MATTAKEESETT STREET

Mr. McGrail reopened the public hearing (continued from February 27, 2023, and April 24, 2023) on the application of Bristol Bros. Development Corp. for a comprehensive permit pursuant to M.G.L. Chapter 40B. The project, titled "Mattakeesett Village," consists of two buildings and contains 66 residential units in total (46 one-bedroom units and 20 two-bedroom units), of which a certain percentage shall be restricted as affordable for low- or moderate-income persons or families, on a site of approximately 3.27 acres. The project is located at 7 and 15 Mattakeesett Street, Pembroke, MA 02359, in the Center Protection District and Residence District A, as shown on Assessors' Map C9, Lots 14 and 15. A copy of the application is available in the Office of the Planning Board at Pembroke Town Hall.

The board and Mr. Heins briefly discussed what date to immediately continue the public hearing to.

Mr. McGrail made a motion to continue the public hearing for Case #1-23 Mattakeesett Village to June 12, 2023, at 8:00 pm in the Veterans Hall and/or on PACTV. Mr. Grenier seconded the motion, and the board voted unanimously in favor.

The meeting was adjourned.