

ZONING BOARD OF APPEALS / TOWN OF PEMBROKE

MEETING MINUTES: JANUARY 22, 2024

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

STARTING TIME: 7:00 pm

BOARD MEMBERS PRESENT: Christopher McGrail (Vice-Chair), Fraser Townley (Alternate) and Louis Christian Carpenter (Alternate).

BOARD MEMBERS ABSENT: Frederick Casavant (Chair), John Grenier (Clerk) and Arthur Boyle (Alternate)

ALSO PRESENT: Sue Glauben (Planning Board & ZBA Assistant), Eli Meharg, Kellie Meharg, Erin Nally, Esq., and Ezequiel Sandoval

OPENING THE MEETING

Mr. McGrail (Chair) opened the meeting by reading the Chairman's statement.

Public Hearing: #12-23/ Special permit/ Applicant: Don Bravo Mexican Grill 75 Washington Street

Ms. Nally (attorney) representing EZ & Bravo 2, Inc. dba Don Bravo Mexican Grill discussed opening a Mexican restaurant over where Orta Restaurant was at the intersection of Rt. 139 and 53. Mr. Sandoval (applicant) mentioned it was requested they apply for a special permit from the Planning Board due to the vacancy of the building for over 2 years. Ms. Nally mentioned they will meet with the Select Board next month to discuss their ABCC license.

Mr. McGrail made a motion to approve the special permit, Mr. Townley seconded the motion, and the board voted unanimously in favor.

Public Hearing #13-23/Variance/Applicant Eli & Kellie Meharg 14 Pinetree Lane

Mr. & Mrs. Meharg (applicants) discussed needing to rebuild their home due to a tree falling on their home in December of 2022. In addition, they are requesting to bump the front of their home out seven feet to make more space. Mr. McGrail inquired about the right of way next to their property if it was a gravel road. Mr. Meharg mentioned it was all woods, the area is completely grown in with large trees. Mr. Carpenter inquired about the space in between the porch they are proposing to build and the road, any blockage (trees) of any kind. Mr. Meharg mentioned its wide-open space. Mr. Townley inquired about being clear on what variances were being asked for. After the proposed addition they will be within 17.4 feet of the property line.

Mr. McGrail made a motion that the board grant the requested variance, Mr. Carpenter 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 (Vice-Chair) explained that the public hearing was to be immediately continued to a future date with no discussion or testimony at this time apart from a vote to extend the decision deadline.

Mr. McGrail made a motion to continue the public hearing for Case #1-23 [Mattakeesett Village 40B] to February 26, at 7:30 pm. Mr. Townley seconded the motion, and the board voted unanimously in favor.

Public Hearing: Case #11-23/ Variance/ Applicant: Diogo Coelho/ 4 School Street

Mr. McGrail (Vice-Chair) explained that the public hearing was to be immediately continued to a future date with no discussion or testimony at this time apart from a vote to extend the decision deadline.

Mr. McGrail made a motion to continue the public hearing for Case #1-23 [Mattakeesett Village 40B] to February 26, at 8:15 pm. Mr. Carpenter seconded the motion, and the board voted unanimously in favor.

ADMINISTRATIVE ACTIONS

Mr. McGrail made a motion to approve the minutes of November 6, 2023, and December 11, 2023; Mr. Carpenter seconded the motion and the board voted unanimously in favor.

Discussed the 2023 Annual Report.

Mr. McGrail announced that the meeting was adjourned.