MEETING SUMMARY - REGULAR MONTHLY MEETING
WEDNESDAY, September 4, 2019

Members Present:

Ø Robert T. Looney, Chairman - 8/1990
Ø Gerry Leavitt, Vice Chairman - 3/2006
Ø Kevin Marchant, Clerk 5/2019
Ø Gregg Heger, Alternate - 6/2012
Ø James A. Ross, Jr., Alternate - 7/2017
Ø Patrick Franey, Building Commissioner

7:00 Public Hearing for a SPECIAL PERMIT
9 Holly Lane, Thomas R. Libby, Owner/Applicant

Exhibit I - Front, side and rear elevation plans;
Exhibit II - Proposed floor plan for addition;
Exhibit III - Letter from the owner;
Exhibit V - Photos submitted by the Applicant.

A public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:00 P.M. Robert Looney, Chairman; Kevin Marchant, Clerk and James Ross, Jr., Alternate were present and sat on the hearing. Thomas R. Libby was present and represented himself at the hearing. M/K. Marchant, S/J. Ross, Jr. to waive the reading of the public hearing notice, unanimously voted. The applicant is requesting a SPECIAL PERMIT as set forth under SECTION 6.D.(7), Accessory Family Unit of the Town of East Bridgewater Zoning By Law to allow a new attached separate living space for the property located at 9 Holly Lane. The intent of the Accessory Family Unit By Law is to provide members of one single family, who choose to live in close proximity, but separate from other members of that family, within a single family dwelling; protect residential stability, property values and the single family character of neighborhood as well as ensuring code compliance and safety. The proposed Accessory Family Unit will have a separate outside entrance serving the unit on the side of the proposed addition, as the By Law requires; will consist of 1200 square feet of living area, By Law has a maximum of 800 sq. ft., the Applicant is seeking relief of 400 square feet; the By Law requires a permanent opening in the common wall between the units to provide for unencumbered supervision and emergency response, the Applicant is seeking the permanent opening in the common wall to be on the ground level from the proposed unit into the existing garage and a permanent opening from the existing garage into the existing dwelling, Close public hearing 7:20 p.m. M/J. Ross, S/K. Marchant, UNANIMOUSLY APPROVED to allow the proposed Accessory Family Unit as stated in the decision and shall conform in appearance similar to that as shown on Exhibits I and II. *please see decision for conditions*
Continued 7:30 Public Hearing from August 7, 2019
VARIANCE for 494 N. Bedford Street
Russ Mills, Owner/Applicant

Exhibit I - Showing the carport is located in the location as hand drawn on an As-Built Foundation plan prepared by Silva Engineering Associates, P.C. dated 10/11/03 and prepared for Russell Mills;
Exhibit II - A picture of the existing carport.

A continued public hearing from August 7, 2019 was held in the large conference room in the EB Town Hall and was called to order at 7:25 p.m. Board had a concern with the shipping container/trailer and the requested distance from the rear lot line, a discussion was held. Close public hearing 7:45p.m. M/J. Ross, S/K. Marchant, UNANIMOUSLY APPROVED VARIANCE to allow construction of the addition to come no closer than 8.7 feet from the rear property line not 5.7 as requested and no structure, permanent or temporary, shall be located between the property line and the new addition as stated in the decision and shall conform in appearance similar to that as shown on Exhibit II. *please see decision for all conditions*

Other: Adjourn Wednesday, September 4, 2019 meeting at 7:55 p.m. M/J. Ross, Jr., S/K. Marchant, UNANIMOUSLY APPROVED

[Signature]
Robert T. Looney, Chairman

[Date]