



OFFICE OF ZONING BOARD OF APPEALS
TOWN OF EAST BRIDGEWATER

www.eastbridgewaterma.gov
175 CENTRAL STREET
EAST BRIDGEWATER, MASSACHUSETTS 02333-1912
Telephone: 508-378-1607/1608 * Facsimile: 508-378-1628

BOARD MEMBERS
Robert Looney, Chairman
Gerry Leavitt, Vice-Chairman
Kevin Marchant, Clerk

Dorothy Simpson, Admin. Asst.
dsimpson@eastbridgewaterma.gov

BOARD MEMBERS
Gregg Heger, Alternate
James Ross, Jr., Alternate

MEETING SUMMARY – REGULAR MONTHLY MEETING
WEDNESDAY, MAY 3, 2023

Members Present:

Robert T. Looney, Chairman – 8/1990
Gerry Leavitt, Vice Chairman – 3/2006
Kevin Marchant, Clerk 5/2010

Gregg Heger, Alternate – 6/2012
James A. Ross, Jr., Alternate – 7/2017

7:00 Public Hearing
Thomas Thibeault, Owner/Applicant
248 Pleasant Street
VARIANCE

- Exhibit I** – First Floor Plan showing rooms and square footage;
- Exhibit II** – Plot Plan and Elevation Plan;
- Exhibit III** – Assessor’s Property Card;
- Exhibit IV** – Assessor’s Map showing the location of the property.

A public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:02 p.m. Robert Looney, Chairman; Gerry Leavitt, Vice Chairman and Kevin Marchant, Clerk were present and sat on the hearing. Thomas Thibeault was present and spoke in favor of the application. **M/K. Marchant, S/G. Leavitt to waive the reading of the public hearing notice, unanimously voted.** The applicant is requesting a **VARIANCE** as set forth under **SECTION 6.A. Location** of the Town of East Bridgewater Zoning By-Law to allow construction of a 16’ X 28’ attached one car garage to the existing two car garage with a second floor Accessory Family Unit above the existing and new attached garage to come 15 feet from the side property line, location as shown on Exhibit II. The lot is an estate lot and the house is placed “kitty” corner on the lot making the front corner 15 feet from the property line
Close public hearing 7:10 p.m.

M/G. Leavitt, S/K. Marchant, UNANIMOUSLY APPROVED the VARIANCE to allow construction of a 16’ X 28’ attached one car garage to the existing two car garage with a second floor Accessory Family Unit above the existing and new attached garage to come 15 feet from the side property line as shown on Exhibit II and shall conform in appearance similar to that as shown on Exhibit II. *please see decision for conditions*

**7:15 Public Hearing
Steven Mofford, Owner/Applicant
157 Washington Street
SPECIAL PERMIT**

- Exhibit I** – Plan of Land prepared by Professional Land Survey Associates and prepared for Steven M. & Lisa J. Mofford dated June 12, 2009;
- Exhibit II** – Hand drawn barn/shop plan;
- Exhibit III** – Town of East Bridgewater Assessor’s Map 116;
- Exhibit IV** – Town of East Bridgewater Property Card;
- Exhibit V** – Picture of existing barn/shop;
- Exhibit VI** – Black N Black Safety Data Sheet;
- Exhibit VII** – Material Safety Data Sheet.

A public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:15 p.m. Gerry Leavitt, Vice Chairman; Kevin Marchant, Clerk and James Ross, Jr., Alternate were present and sat on the hearing. Steven Mofford was present and spoke in favor of the application. Kevin Marchant read the public hearing notice. The applicant is requesting a **SPECIAL PERMIT** as set forth under **SECTION 5.C.(1).(m)**. of the Town of East Bridgewater Zoning By-Law to allow existing small business to operate out of the detached barn/shop. The Applicant’s existing small business (a small rust proofing business) to continue to operate out of the detached barn/shop. The Applicant did not realize the business was not allowed without prior approval from the ZBA for a special permit. The character is similar to an allowed use in a Residential 3 (R-3) zoning district without substantial detriment to public good and without nullifying or substantially derogating from the intent and purpose of the Zoning By-law. Barn/shop is located 300 feet from the nearest home. No dust or noise is created from this business. Close public hearing 7:21 p.m.

M/K. Marchant, S/J. Ross, UNANIMOUSLY APPROVED to allow the existing small business to operate out of the detached barn/shop as shown on Exhibit I. *please see decision for conditions*

**7:30 Public Hearing
Jason Stella, Owner/Applicant
825 Union Street
SPECIAL PERMIT**

- Exhibit I** – “Proposed Garage” plan dated 3/21/2023, prepared by Silva Engineering Associates, P.C. and prepared for Jason Stella;
- Exhibit II** – Proposed “sample” elevation plan.

A public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:32 p.m. Robert Looney, Chairman; Gerry Leavitt, Vice Chairman and James Ross, Jr., Alternate were present and sat on the hearing. Jason Stella, Owner/Applicant and Rebecca Batista from Silva Engineering Associates, P.C. were present and spoke in favor of the application. **M/G. Leavitt, 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.(3) Accessory Uses and Accessory Buildings** of the Town of East Bridgewater Zoning By Law to allow construction of a 30’ X 50’ oversized detached garage with no heat or bathroom, to be located on the property as shown on Exhibit I. The detached garage would

consist of 1,500 square feet of area which is in excess of the 900 square foot requirement by 600 square feet. The Applicant's intent is to house his 36-foot camper and storage space. Vice Chairman Leavitt asked if he could go smaller than 1,500 square feet. Mr. Stella stated 1,200 but 1,500 square feet would be a better fit. Close public hearing 7:41 p.m. No decision was made at this meeting.

Other: Roy Gardner, Planning Board member informed the Board there were positions available on the Planning Board should any member be interested they are welcome to apply.

Other: Roy Gardner, Planning Board member was present and informed the Board about the new proposed MBTA zoning change "overlay" zoning district required by the state if a town is within a certain distance of a commuter rail line. East Bridgewater abuts three towns with commuter rail stations. There would be two areas in town for the overlay district, one at the Whitman line, Highland Street and Winter Street and the other would be located in the downtown area, Spring Street (behind Ocean State), Central Street (by post office). Process takes time.

Other: 763 Bedford Street public hearing held on April 5, 2023 had two emails from abutters (72 Scribner Way and 3 Scribner Way) that were received prior to the opening of the public hearing that were not opened until after the close of the public hearing. Chairman read emails into the record at this meeting. Chairman did mention there were emails received after the close of the public hearing.

Other: Adjourn Wednesday, May 3, 2023 meeting at 8:45 p.m., **M/G. Leavitt, S/K. Marchant, UNANIMOUSLY APPROVED.**

Respectfully submitted as approved at our September 6, 2023 meeting by Kevin Marchant, Clerk
