



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

REC'D EB TOWN CLERK
22 FEB 09 AM 10:59

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, DECEMBER 1, 2021

Members Present:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Robert T. Looney, Chairman - 8/1990 | <input type="checkbox"/> Gregg Heger, Alternate - 6/2012 |
| <input checked="" type="checkbox"/> Gerry Leavitt, Vice Chairman - 3/2006 | <input checked="" type="checkbox"/> James A. Ross, Jr., Alternate - 7/2017 |
| <input type="checkbox"/> Kevin Marchant, Clerk 5/2010 | <input checked="" type="checkbox"/> Patrick Franey, Building Commissioner |

7:00 Public Hearing for an APPEAL
Joseph Savino, Appellant
135 Robbins Street

Exhibit I - emails between Building Commissioner and Mr. Savino

Exhibit II - ZBA decision Case No 12-11

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; Gerry Leavitt, Vice Chairman and James Ross were present and sat on the hearing. Ronald Whitney, Attorney and Joseph Savino were present at the meeting. Gerry Leavitt read the public hearing notice. The applicant's Attorney requested the Board to continue public hearing for 60 days. **M/Leavitt, S/Ross to continue public hearing until February 2, 2022, UNANIMOUSLY APPROVED**

7:15 Public Hearing for a SPECIAL PERMIT
Curtis Perry
28 Park Avenue

Exhibit I - A plan showing the location of proposed detached garage;

Exhibit II - Elevation plan and proposed garage plan.

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. Robert Looney, Chairman; Gerry Leavitt, Vice Chairman and James Ross, Alternate were present and sat on the hearing. Curtis Perry was present and spoke in favor of the application. **M/Leavitt, S/Ross 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) of the Town of East Bridgewater Zoning By Law to allow construction of a 1,152 square foot detached garage as shown on Exhibit I. The detached garage would consist of 3 bays one for the tenant, one for lawn equipment and one for himself. Room above the garage would be

for storage only, not heat or water. Detached garage would be 10 feet from the property line and 11 feet from the existing dwelling. Present garage to be removed. A letter from an abutter with no objection was submitted and read into the record.

Close public hearing 7:10 p.m. **M/Leavitt, S/Ross, UNANIMOUSLY APPROVED**

M/Leavitt, S/Ross, UNANIMOUSLY APPROVE the Application request for the SPECIAL PERMIT to allow the detached garage in the location as shown on Exhibit I and shall conform in appearance similar to that as shown on Exhibit II *please see decision for conditions*

**7:30 Continued Public Hearing for a SPECIAL PERMIT
Ryan Lydon
424 West Pond Street**

Continued public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:30 p.m. Robert Looney, Chairman; Gerry Leavitt, Vice Chairman and James Ross, Alternate were present and sat on the hearing. Ryan Lydon was present and spoke in favor of the application. The applicant is requesting a SPECIAL PERMIT as set forth under SECTION 6.D.(7)2 entitled Accessory Family Unit under the Town of East Bridgewater Zoning By Law to allow an Accessory Family Unit in the detached garage for the property located at 424 W. Pond St. Close public hearing 7:30 p.m., **M/Leavitt, S/Ross, UNANIMOUSLY APPROVED**

M/Heger, S/Leavitt, UNANIMOUSLY APPROVED to allow Accessory Family Unit in the detached garage for the property located at 424 W. Pond St to located as shown on Exhibit IV and shall conform in appearance as shown on Exhibit I with conditions. *please see decision for conditions*

**7:35 Continued Public Hearing for SPECIAL PERMIT
0 Elm Street Solar, LLC Applicant
Heirs of Leslie W. Holbrook, Owner
0 Elm Street**

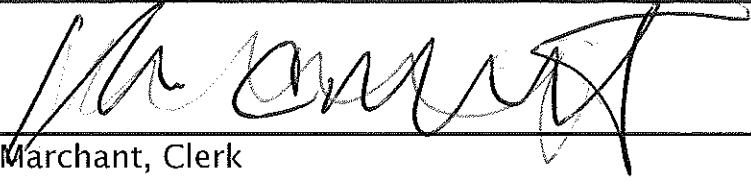
Continued public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:35 p.m. No one was present to represent this matter. **M/Leavitt, S/Heger to continue public hearing until February 2, 2022 UNANIMOUSLY APPROVED.**

Other:

M/Leavitt, S/Ross to approve minutes of October 6, 2021 as written, UNANIMOUSLY APPROVED

M/Leavitt, S/Ross to approve minutes of November 3, 2021 as written, UNANIMOUSLY APPROVED

**Other: Adjourn Wednesday, December 1, 2021 meeting at 8:10 p.m., M/Leavitt, S/Heger,
UNANIMOUSLY APPROVED**



2/2/22

Kevin Marchant, Clerk

Date