



OFFICE OF ZONING BOARD OF APPEALS
TOWN OF EAST BRIDGEWATER

www.eastbridgewaterma.gov
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RECORDED
TOWN CLERK
MAY 15 2022

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, FEBRUARY 2, 2022

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
- ☑ Patrick Franey, Building Commissioner

7:00 Public Hearing for a SPECIAL PERMIT
Wajeeha Alkhatrib
622 Plymouth Street

- Exhibit I** – Plan with added parking spaces;
Exhibit II - Photos of the property.

A public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:00 p.m. Robert Looney, Chairman; Kevin Marchant, Clerk and Gregg Heger, Alternate. **M/K. Marchant, S/G. Heger** to waive reading of the public hearing notice. Wajeeha Alkhatrib and her brother Mohammed Alkhatrib were present and in favor of the application. The Applicant is seeking to maintain the existing two (2) family dwelling and create an auto repair/car sales business from the existing detached garage for the property located at 622 Plymouth Street. The owner would live in the first unit with tenant parking on the left side of dwelling and business would park on the right side of dwelling. Board wanted to review the request, site visit and have instructed the Building Commissioner and Deputy Fire Chief to conduct an inspection of the existing two (2) family dwelling and submit their findings to the Board. **M/Marchant, S/Heger to continue public hearing until March 2, 2022, UNANIMOUSLY APPROVED**

7:15 Public Hearing for a SPECIAL PERMIT
David Jaspon
298 Central Street

- Exhibit I** – Mortgage Inspection Plan prepared by Colonial Land Surveying Company, Inc. dated 3-3-1918 prepared for Stiles and Associates, LLC was submitted showing the location of the existing dwelling;
Exhibit II – Plan for Proposed Addition prepared by Framingham Survey Consultants, Inc. dated Januray22, 2022;
EXHIBIT III – Existing plan prepared by Contex dated January 27, 2022 and prepared for Adam Jason;
EXHIBIT IV – Proposed plan prepared by Contex dated January 27, 2022 and prepared for Adam Jaspon.

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; Kevin Marchant, Clerk and James Ross, Alternate were present and sat on the hearing. David Jaspon was present and spoke in favor of the application. **M/Marchant, 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 2.A.(2)(a) of the Town of East Bridgewater Zoning By Law to allow a fourth unit the property located at 298 Central Street above the existing attached garage. The existing ground floor garage would remain a garage the second and third level would be converted into the fourth one-bedroom unit for the owner to occupy. There would be no change to the footprint of the existing structure. Close public hearing 7:25 p.m. **M/Marchant, S/Ross UNANIMOUSLY APPROVED.**

M/Ross, S/Marchant, UNANIMOUSLY APPROVE the Application request for the SPECIAL PERMIT to allow conversion of the existing three (3) unit multi-family structure to an owner-occupied multi-family structure consisting of no more than a total of four (4) units with a total of not more than six (6) bedrooms and shall conform in appearance similar to that as shown on Exhibit I and Exhibit IV.
Please see decision for conditions

**Continued Public Hearing for SPECIAL PERMIT
Elm Street Solar, LLC Applicant
Heirs of Leslie W. Holbrook, Owner
0 Elm Street (Assessors Map 92-1-0)**

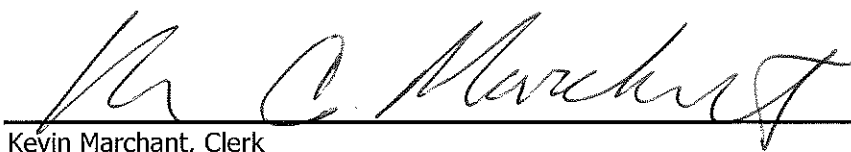
0 Elm Street Solar submitted a request to continue the public hearing. **M/Ross, S/Heger, to continue public hearing until Wednesday, March 2, 2022, unanimously approved.**

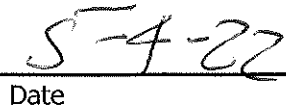
**7:35 Continued Public Hearing for an APPEAL
Joseph Savino
135 Robbins Street**

Continued public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:27 p.m. Robert Looney, Chairman; Gregg Heger, Alternate and James Ross, Alternate were present and sat on the hearing. **M/Ross, S/ Heger** to waive reading of public hearing notice. Ronald Whitney, Attorney and Joseph Savino, Appellant were present at the meeting. Atty. Whitney explained the owners of the property located at 135 Robbins Street were conducting a business from the property, lettering on vehicles. The property is a Residence 1 zoning district and do not allow a business. Pictures were presented to the Board; pictures were not dated. Several complaints were submitted to the Building Commissioner. Building Commissioner had conducted a site visit on several occasions and found no vehicles ore work being done on the property. Board to take under advisement and make decision on March 2, 2022. **M/Ross, S/Heger close public hearing, UNANIMOUSLY APPROVED.**

Other: M/Marchant, S/Ross to approve minutes of December 1, 2021, as written, UNANIMOUSLY APPROVED.

Other: Adjourn Wednesday, February 2, 2022, meeting at 8:55 p.m. M/Marchant, S/Ross, UNANIMOUSLY APPROVED


Kevin Marchant, Clerk


Date