



OFFICE OF ZONING BOARD OF APPEALS  
**TOWN OF EAST BRIDGEWATER**

[www.eastbridgewaterma.gov](http://www.eastbridgewaterma.gov)  
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REC'D EB TOWN CLERK  
'23 FEB 8 PM 1:21

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

Dorothy Simpson, Admin. Asst.  
[dsimpson@eastbridgewaterma.gov](mailto:dsimpson@eastbridgewaterma.gov)

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

MEETING SUMMARY - REGULAR MONTHLY MEETING  
WEDNESDAY, NOVEMBER 2, 2022

Members Present:

- O Robert T. Looney, Chairman - 8/1990
- O Gerry Leavitt, Vice Chairman - 3/2006
- O Kevin Marchant, Clerk 5/2010
- O Gregg Heger, Alternate - 6/2012
- O James A. Ross, Jr., Alternate - 7/2017
- O Patrick Franey, Building Commissioner

**7:00 Public Hearing for a SPECIAL PERMIT  
James & Melissa Reynolds, Owner/Applicant  
16 Kingman Circle  
(Case # 8-22)**

**Exhibit I** – Mortgage Inspection Plan dated 8/3/2022 prepared by Registered Land Surveyors and prepared for Melissa and James Reynolds. Plan shows hand drawn dimensions for the detached garage to be located 20 feet from northerly side of the property line and 10 feet from the existing dwelling;

**Exhibit II** – Hand drawn floor plan showing layout of existing detached garage;

**Exhibit III** – Elevation pictures showing the existing detached garage and property.

A public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:03 p.m., Robert Looney, Chairman; Kevin Marchant, Clerk and James Ross, Jr., Alternate were present and sat on the hearing. James Reynolds and Steve Pasquantonio were present and spoke in favor of the application. **M/K. Marchant, S/J. 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.(7).(e) Accessory Family Unit** of the Town of East Bridgewater Zoning By-Law to seek approval to convert the existing detached two car garage into Accessory Family Unit for the property located at 16 Kingman Circle. The request of the petitioner is for separate living quarters for a family member. Close public hearing 7:18 p.m.

**M/J. Ross, Jr., S/K. Marchant, UNANIMOUSLY APPROVED to allow Accessory Family Unit with the existing detached garage to be attached to the existing dwelling unit, with 4 (four) conditions.**

\*Please see decision for conditions\*

**7:15 Public Hearing for a SPECIAL PERMIT  
Al Blanton & Holly Molan, Owner/Applicant  
312 West Pond Street  
(Case # 9-22)**

**Exhibit I – A hand drawn plan of the property showing the location of the existing dwelling and existing garage.**

A public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:20 p.m. Robert Looney, Chairman; Gerry Leavitt, Vice Chairman and Kevin Marchant, Clerk were present and sat on the hearing. Al Blanton & Holly Molan were present and spoke in favor of the application. Many abutters were present and were in favor with the application request with one abutter in opposition. Kevin Marchant, Clerk read the public hearing notice. The applicant is requesting a **SPECIAL PERMIT** as set forth under **SECTION 5.A.(m) based on 5.A.(1)(h)** of the Town of East Bridgewater Zoning By-Law to allow a **Doggie Day Care** in the existing detached garage for the property located at 312 West Pond St. The Petitioner is requesting 10 to 15 dogs, Monday through Friday 7:30 am to 6:00 pm. No boarding, overnights, or weekends. The dogs to be housed in the detached garage. Close public hearing 7:36 p.m.

**M/G. Leavitt, S/K. Marchant, UNANIMOUSLY APPROVED to allow a Doggie Day Care for 10-15 dogs to be housed in the existing detached garage with a play area as shown on Exhibit I with 6 (six) conditions.** \*Please see decision for conditions\*

**7:30 Public Hearing for a SPECIAL PERMIT  
Janine & Matthew Ducharme, Owner/Applicant  
970 Washington Street  
(Case # 10-22)**

**Exhibit I – Town of East Bridgewater Assessor’s property card;  
Exhibit II – Elevation Plan showing the left and right-side 3D view;  
Exhibit III – A revised plan showing the location of the existing dwelling;  
Exhibit IV – A revised plan showing the location of the proposed two car garage.**

A public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:38 p.m. Robert Looney, Chairman; Gerry Leavitt, Vice Chairman and Kevin Marchant, Clerk. Janine and Matthew Ducharme were present and spoke in favor of the application. **M/G. Leavitt, S/K. Marchant to waive the reading of the public hearing notice, unanimously voted.** The applicant is requesting a **SPECIAL PERMIT** as set forth under **SECTION 2. AAA General Provisions** of the Town of East Bridgewater Zoning By-Law to allow Construction of an 18’ X 24’ attached two car garage with a family room above on the existing non-conforming lot for the property located at 970 Washington St. The proposed addition would come 11 feet from the right-side property line as shown on Exhibit IV. Close public hearing 7:47 p.m.

**M/G. Leavitt, S/K. Marchant, UNANIMOUSLY APPROVED to allow construction of an 18’ X 24’ attached two-car garage with a family room above that would come 11 feet from the right-side property line as shown on Exhibit IV.** \*Please see decision for conditions\*

**Other: Adjourn Wednesday, November 2, 2022, meeting at 8:35 p.m., M/K. Marchant, S/J. Ross, Jr., UNANIMOUSLY APPROVED.**



Kevin Marchant, Clerk

2-1-23

Date