



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

[www.eastbridgewaterma.gov](http://www.eastbridgewaterma.gov)

175 CENTRAL STREET

EAST BRIDGEWATER, MASSACHUSETTS 02333-1912

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2020-07-01 11:00 AM  
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BOARD MEMBERS  
Robert Looney, Chairman  
Jerry Leavitt, Vice-Chairman  
Kevin Marchant, Clerk

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

Ellen McKenzie, Principal Clerk  
[emckenzie@eastbridgewaterma.gov](mailto:emckenzie@eastbridgewaterma.gov)

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

MEETING SUMMARY - REGULAR MONTHLY MEETING  
WEDNESDAY, July 1, 2020

Members Present:

☞ Robert T. Looney, Chairman - 8/1990  
☞ Gerry Leavitt, Vice Chairman - 3/2006  
☞ Kevin Marchant, Clerk 5/2019

☞ Gregg Heger, Alternate - 6/2012  
☞ James A. Ross, Jr., Alternate - 7/2017  
O Patrick Franey, Building Commissioner

**7:00 Public Hearing for a VARIANCE**  
**82 Pine Wood Path, Ryan & Katelyn Murray, Owner/Applicant**

**Exhibit I** - Narrative to Accompany Petition.

**Exhibit II** - Plans with proposed deck connecting the pool to the existing dwelling.

**Exhibit III** - Variance Plan prepared by PMP Associates dated June 25, 2020 prepared for Ryan Murray.

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 Gregg Heger, Alternate were present and sat on the hearing. Ryan Murray was present and spoke in favor of the application. **M/K. Marchant, S/G. Heger to waive the reading of the public hearing notice, unanimously voted.** The applicant is requesting a VARIANCE as set forth under SECTION 6 Location of the Town of East Bridgewater Zoning By-Law to allow construction of an 18' X 34' deck attaching the existing dwelling to the existing pool for the property located at 82 Pine Wood Path. The proposed deck at its closest point would be (2) feet from the side yard property line. The Applicant is seeking relief of 23 feet from the requirement. Close public hearing at 7:15 p.m.

The Applicant's request for the proposed attached deck that would come two (2) feet from the side property line would be substantially derogating from the intent and purpose of the Zoning By-law. After a lengthy discussion concerning the requested variance, it was mutually agreed upon to allow construction of a deck attach the existing pool to the existing dwelling to come no closer than nine (9) feet from the side property line.

**M/G. Heger, S/Marchant UNANIMOUSLY APPROVED the VARIANCE to allow construction of a deck attaching the existing dwelling to the existing pool, deck to come no closer than nine (9) feet to the side property line.** \*please see decision for conditions\*

**7:18 Continued Public Hearing from June 3, 2020 for a SPECIAL PERMIT  
1040 Central St., Cristina Crowley, Owner/Applicant**

**Exhibit I** – Proposed Floor Plan prepared for Christina Crowley; second floor layout dated December 28, 2019.

**Exhibit II** – Structural plan prepared by Robert Dennis, Jr. dated 12/24/2019.

**Exhibit III** – Certified plot plan prepared by Eastern Mortgage Survey dated Dec. 14, 1988.

**Exhibit IV** – Plan showing the location of existing dwelling and existing barn.

**Exhibit V** – Pictures of the barn, front view, showing distance from barn to existing dwelling, distance to property line, inside barn ground level. Stairs to unfinished storage area.

A continued public hearing was held in the large conference room in EB Town Hall and was called to order at 7:18 p.m. Robert Looney, Chairman; Kevin Marchant, Clerk and James Ross, Alternate were present and sat on the hearing. Cristina M. Crowley was present and spoke in favor of the application. 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 accessory family unit in the loft of the detached barn for the PROPERTY located at 1040 Central Street. The Petitioner has structurally updated her barn and would like to convert a portion of the second floor into an Accessory Family Unit for her daughter to stay in when she is out of the country. The Chairman stated Section 6.D.(7) of the Zoning By-Law does not allow detached Accessory Family Units. 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. What the Applicant is seeking with the Family Accessory Unit being located in the exiting detached barn would be having two (2) separate living units on one lot, being detached from the existing dwelling there would not be a permanent opening in the common wall between existing dwelling and accessory family unit for unencumbered supervision and emergency response and separate electric meter which are not allowed in the by-law. Board felt the detached barn would be creating two (2) separate dwelling units on one lot would nullify and substantially derogate from the intent and purpose of the Zoning By-Law. Close continued public hearing at 7:40 p.m.

**M/Marchant, S/Ross UNANIMOUSLY DENY the Special Permit to allow a separate living space in the detached barn with no permanent opening in the common wall between existing dwelling and detached barn and the existing barn to be supplied with its own electricity substantially clearly derogates from the intent and purpose of Section 6.D.(7) of the East Bridgewater Zoning By-Law.**

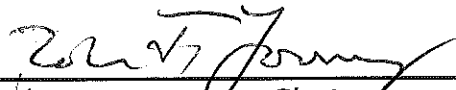
**June 3, 2020 VARIANCE  
686 Summer St., Frank & Nancy Angelo, Owner/Applicant**

This public hearing was closed on June 3, 2020. The Applicant's request for the proposed 20' X 24' storage building/one car garage to come one (1) foot from the existing deck and two (2) feet from the side property line would be substantially derogating from the intent and purpose of the Zoning By-Law. After a lengthy discussion concerning the requested variance, it was mutually agreed upon to allow construction of an attached 18' X 24' storage building/one car garage to come no closer to the side lot line than eight (8) feet. Attaching the 18' X 24' storage building/one car garage may be granted without substantial detriment to public good

and without nullifying or substantially derogating from the intent and purpose of the Zoning By-Law and keeping with the character of the neighborhood.

**M/K. Marchant, S/G. Leavitt UNANIMOUSLY APPROVED the VARIANCE to allow construction of an 18' X 24' storage building/one car garage attached to the existing dwelling to come no closer than 8 feet to the side property line. \*please see decision for conditions\***

**Other: Adjourn Wednesday, July 1, 2020 meeting at 8:55 p.m., M/K. Marchant, S/G Leavitt, UNANIMOUSLY APPROVED**

  
Robert T. Looney, Chairman

  
Date