



OFFICE OF ZONING BOARD OF APPEALS
TOWN OF EAST BRIDGEWATER

www.eastbridgewaterma.gov

175 CENTRAL STREET

EAST BRIDGEWATER, MASSACHUSETTS 02333-1912

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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, JULY 6, 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

Sean Tusi, Owner/Applicant

648 Winter Street

Exhibit I – A Site Plan prepared by American Land Surveys dated March 23, 2022 and prepared for Sean Tusi;

Exhibit II – Floor Plans and Elevation Plans.

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. Sean Tusi, Owner/Applicant 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 SPECIAL PERMIT as set forth under SECTION 2. AAA. (Nonconforming Single Family and Two-Family Residential Structures) of the Town of East Bridgewater Zoning By Law to allow construction of an attached two car garage with an addition to the side of the existing dwelling for the property located at 648 Winter Street as shown on Exhibit I. Proposed addition would come 8.6 feet from the side property line and 35.2 feet from the front yard setback as shown on Exhibit I. Close public hearing 7:25 p.m.

M/K. Marchant, S/G. Leavitt, UNANIMOUSLY APPROVED *please see decision for conditions*

SPECIAL PERMIT

Leonard Ferrara, Trustee

350 West Street Family Trust

Superior Rail and Iron Works, Inc.

350 West Street

Exhibit I – Plan dated 2/10/22 prepared by Zenith Consulting Engineers, LLC and prepared for Superior Rail and Iron Works, Inc.;

Exhibit II – Stormwater Management Report dated February 10, 2022;

Exhibit III – Memo stating previous Special Permits, March 2013; March 2017 and September 2019.

Public hearing was closed on May 4, 2022. Board deliberated.

M/K. Marchant, S/J. Ross, UNANIMOUSLY APPROVED the Applicant's request for Special Permit to allow construction of a proposed 7,100 s.f., "L" shaped building addition attached to the north westerly side of the existing structure with a 75' X 100' (7,500 s.f.) canopy attached to the proposed addition as shown on Exhibit I. Prior to issuance of a Building Permit the property shall be brought up to code and additional conditions to be met. *please see decision for conditions*

Other: M/G. Leavitt, S/K. Marchant to approve minutes of May 4, 2022 and June 1, 2022 as printed, **UNANIMOUSLY APPROVED.**

Other: Adjourn Wednesday, July 6, 2022 meeting at 8:25 p.m., M/G. Leavitt, S/K. Marchant, UNANIMOUSLY APPROVED


Kevin Marchant, Clerk

10-5-22
Date