



OFFICE OF ZONING BOARD OF APPEALS
TOWN OF EAST BRIDGEWATER

www.eastbridgewaterma.gov
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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, August 3, 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
Ronald Fedele, Owner/Applicant
258 Laurel Street

Exhibit I – Variance Plan for Building Permit prepared by Maddigan Land Surveying, LLC and prepared for Ronald Fedele showing the existing dwelling and proposed addition;

Exhibit II - Memo changing Variance request to a Special Permit;

Exhibit III – Plans showing existing and proposed floor plan;

Exhibit IV – Elevation Plans.

A public hearing was held in the large conference room second floor in the EB Town Hall and was called to order at 7:05 p.m. Robert Looney, Chairman; Gerry Leavitt, Vice Chairman and Kevin Marchant, Clerk were present and sat on the hearing. Ronald Fedele was present and spoke in favor of the application. Kevin Marchant read the public hearing notice. The applicant is requesting a SPECIAL PERMIT as set forth under SECTION 2, General Provisions AAA Nonconforming Single and Two-Family Residential Structures of the Town of East Bridgewater Zoning By-Law to allow construction of a 22.2' X 13.5' addition on the northerly side of the existing dwelling that would come 9.8' from the side property line as shown on Exhibit I. Close public hearing 7:15 p.m.

M/ K. Marchant, S/G. Leavitt, UNANIMOUSLY APPROVED the application request for the SPECIAL PERMIT to allow construction of the 22.2' X 13.5' proposed den/office and bath to come 9 feet from the side property line and shall conform in appearance similar to that as shown on Exhibits I and Exhibit II. *please see decision for conditions*

Other: Elm Street Solar, LLC
0 Elm Street
Case No. 7-21 (Assessors' Map92-1-0)

An email was received by Evan Turner, Applicant had a concern with condition #5 on the decision, "noise inverter equipment will be installed, and homes are approximately 600 feet away". The driveway is 600 feet in length, by a straight line the inverter area is 400 to the nearest home. A discussion was held by the Board, and it was found the location of the inverter, whether 600 feet by driveway or 400 feet in a straight line the location is the location as shown on Exhibit IV. As long as the inverter is located at that location shown on the approved plan it shall not have an impact on the decision or the permit. **M/G. Leavitt, S/K. Marchant, UNANIMOUSLY APPROVED.**

Other: Kennel Licenses
Zoning By-Law - Section 5.A.(1).(h).
vs. Town By-Law XVII Dog By-Law

The resident at 631 Central Street was present to discuss kennel licenses for Town of East Bridgewater. She was interested in getting a fourth dog and was unclear of the process. A lengthy discussion was held concerning Zoning By-Law Section 5.A.(1).(h) Kennels and Town By-Law XVII Dog By-Law. The Board found that after reviewing the Zoning By-Law and the Town By-Law, the Town By-Law states, "four or more dogs six months of age or over, shall obtain a kennel license upon written application and approval of the special permit granting authority". Past practice the Zoning Board of Appeals would be the special permit granting authority for special permit approval for kennels and application would be made to the ZBA and until the Town By-Law is changed the process would remain.

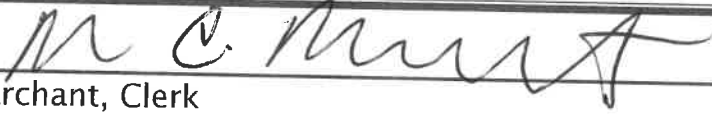
Other: Special Permit Decisions
Zoning By-Law Section 2.C.(4)


It was brought to the attention of the Board by the Building Commissioner Section 2. General Provisions C. Special Permits (4) state special permits "lapse within six months" and the ZBA special permit decision states "not more than 2 (two) year". Building Commissioner felt this could be confusing. A discussion was held, and the Board found if the By-Law/decision was silent the permit would elapse in 2 (two) years.

Other: Friendly 40B
Off Winter Street

Board received a notice stating a site visit was being conducted on August 9th at 10 AM in the vicinity of 715 Winter Street with DHCD concerning Friendly 40B (Phase I is across the street). Board members stated they would put it on their schedule and try to attend.

Other: Adjourn Wednesday, August 23, 2022, meeting at 8:55 p.m., M/ G. Levitt, S/K.
Marchant, UNANIMOUSLY APPROVED


Kevin Marchant, Clerk


Date