



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

[www.eastbridgewaterma.gov](http://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](mailto:dsimpson@eastbridgewaterma.gov)

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

MEETING SUMMARY – REGULAR MONTHLY MEETING  
WEDNESDAY, JUNE 7, 2023

Members Present:

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

**7:00 Public Hearing**  
**Michael & Jessica Cadigan, Owner/Applicant**  
**106 Waterman Street**  
**SPECIAL PERMIT**

**Exhibit I** – Site plan showing location of existing dwelling and proposed new construction;  
**Exhibit II** – Proposed addition and remodel plan prepared for Jess & Mike Cadigan;  
**Exhibit III** – Copy of “Town of East Bridgewater Accessory Family Unit Affidavit”.

A public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:06 p.m. Robert Looney, Chairman; Gerry Leavitt, Vice Chairman and Kevin Marchant, Clerk were present and sat on the hearing. Michael Cadigan, Owner/Applicant was present and spoke in favor of the application. Abutters from 91 Waterman Street were present and 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 6.D.(7).2.D. Accessory Family Units of the Zoning By-Law of the Town of East Bridgewater approve an Accessory Family Unit in excess of 800 square foot requirement for the property located at 106 Waterman Street. The Applicant’s request would be to allow an addition consisting of a sunroom attached to the existing dwelling with a hall off that leading to a three (3) car garage with an accessory family unit above the garage with 1350 square feet of living space which is 550 square feet in excess of the requirement. **M/K. Marchant, S/G. Leavitt to close public hearing 7:17 p.m.**

**M/K. Marchant, S/G. Heger, UNANIMOUSLY APPROVED to allow an Accessory Family Unit consisting of 1350 square feet of living area as shown on Exhibit II and shall conform in appearance similar to that as shown on Exhibit II. \*please see decision for conditions\***

**7:15 continued Public Hearing  
Parallel Products Solar, Applicant  
John Ferri, Trustee of Three Hundred Thatcher St Realty, Owner  
300 Thatcher Street  
VARIANCE and SPECIAL PERMIT**

Request submitted by Applicant to continue the public hearing. **M/K. Marchant, S/G. Leavitt, to continue public hearing until our next scheduled meeting. The Board is looking for Applicant's intent at that time, hold continued public hearing at that time or withdraw. UNANIMOUSLY APPROVED.**

**Ken Andrea, Owner  
Mitchell Andrea, Applicant  
763 Bedford Street  
SPECIAL PERMIT**

A public hearing was held in the large conference room in the EB Town Hall on Wednesday, April 5, 2023 and a decision was made on Wednesday, June 7, 2023.

Discussion was held concerning the Applicant's request to allow a landscape construction company at 763 Bedford Street. Applicant stating the use is similar to that in a Residence 1 zoning district under Section 5.B.(1).(f). The Board to review the special permit at such time as the board may determine but no later than June, 2024; no work to be conducted on Friday, Saturday or Sunday and the permit goes with Owner and Applicant and is non-transferable or assigned to any other person. **M/G. Leavitt, S/K. Marchant, UNANIMOUSLY APPROVED to allow landscape construction company on the property and shall be considered similar to that as shown under Section 5.B.(1).(f) under the Zoning By-Law.** \*please see decision for conditions\*

**Jason Stella, Owner/Applicant  
825 Union Street  
SPECIAL PERMIT**

A public hearing was held in the large conference room in the EB Town Hall on Wednesday, May 3, 2023 and a decision was made on Wednesday, June 7, 2023.

Discussion was held concerning the Applicant's request to allow construction of a 30' X 50' oversized detached garage for the property located at 825 Union Street. The Applicant's request would consist of a 1,500 square foot detached accessory garage. The requirement is 900 square feet. The Board is in agreement that a 1,200 square foot detached accessory garage would be more in keeping with the intent of the Zoning By-Law. **M/G. Leavitt, S/J. Ross, UNANIMOUSLY APPROVED Special Permit to allow a 1,200 square foot detached accessory garage to house his 36-foot camper and storage requested and shall conform in appearance similar to that as shown on Exhibit II.** \*please see decision for conditions\*

**Other: M/K. Marchant, S/G. Leavitt to approve minutes of April 5, 2023 as amended. UNANIMOUSLY APPROVED.**

**Other: 390 Oak Street Special Permit Decision.** Discussion was held concerning sound issues from 390 Oak Street tent as the season is now upon us. The Building Commissioner/Zoning Enforcement Officer had a question for the Board about what they expected from him should he receive any complaints concerning the tent. The Board was in agreement should he receive any complaints and finds evidence of loud music he should forward his findings to the Board.

**Other:** Building Commissioner brought to the Boards attention Section 2. General Provisions Special Permits C.4 states special permits lapse after six months. State regulation states special permits lapse after three years. A brief discussion was held six months is not enough time for an applicant to get any approvals from other departments. The Board should recommend to the Planning Board to change zoning by-law to two or three years instead of 6 months.

**Other:** Adjourn Wednesday, June 7, 2023 meeting at 8:55 p.m., **M/G. Leavitt, S/K. Marchant**  
**UNANIMOUSLY APPROVED**

Respectfully submitted as approved at our June 7, 2023 meeting by Kevin Marchant, Clerk