



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

Telephone: 508-378-1607/1608 \* Facsimile: 508-378-1628

REC'D EB TOWN CLERK  
71 OCT 7 AM 10:31

BOARD MEMBERS  
Robert Looney, Chairman  
Jerry 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, July 7, 2021

Members Present:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Robert T. Looney, Chairman – 8/1990   | <input checked="" type="checkbox"/> Gregg Heger, Alternate – 6/2012        |
| <input checked="" type="checkbox"/> Gerry Leavitt, Vice Chairman – 3/2006 | <input checked="" type="checkbox"/> James A. Ross, Jr., Alternate – 7/2017 |
| <input checked="" type="checkbox"/> Kevin Marchant, Clerk 5/2019          | <input type="checkbox"/> Patrick Franey, Building Commissioner             |

**7:00 P.M. Public Hearing for a SPECIAL PERMIT**  
**Absolute Home Improvement, Applicant**  
**William Bolio, Owner**  
**242 N. Central Street**

**EXHIBIT I** – A plan dated Oct 29, 1964 with the location of the proposed deck;

**EXHIBIT II** – PeopleGIS map;

**EXHIBIT III** – Assessors' property card;

**EXHIBIT IV** – Framing plan;

**EXHIBIT V** – Elevation plan;

**EXHIBIT VI** – Existing elevation plan for covered porch.

A public hearing was held in the large conference room of EB Town Hall and was called to order at **July 7, 2021 at 7:33 p.m.** Robert Looney, Chairman; Gerry Leavitt, Vice Chairman and Kevin Marchant, Clerk were present and sat on the hearing. Michael Harrop, Absolute Home Improvement was present and represented the owner. **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. General Provision Non-Conforming Structures** of the Town of East Bridgewater Zoning By Law to allow a 14' X 28' extension of the existing deck located at **242 N. Central Street** that would come 11.5 feet from the side property line. A discussion was held. Close public hearing at 7:30 p.m.

**M/G. Leavitt, S/K. Marchant, UNANIMOUSLY APPROVED the Application request for the SPECIAL PERMIT to allow construction of a 14' X 28' extension to the existing covered deck that would come no closer than 11 feet to the side property line as shown on Exhibit I and shall conform in appearance similar to that as shown on Exhibit V. \*please see decision for conditions\***

7:15 Public Hearing for a SPECIAL PERMIT  
Steven & Nancy Barnett, Owner/Applicant  
900 Union Street

EXHIBIT I – Plan dated May 25, 2021 prepared by Outback Engineering, Inc. and prepared for Steven & Nancy Barnett showing location of the existing dwelling and proposed addition;

EXHIBIT II – Front elevation plan;

EXHIBIT III – Rear elevation plan;

EXHIBIT IV – Frame plan;

EXHIBIT V – First floor proposed floor plan;

EXHIBIT VI – Second floor proposed floor plan.

A public hearing was held in the large conference room at EB Town Hall and was called to order at XXX. Robert Looney, Chairman; Gerry Leavitt, Vice Chairman and Kevin Marchant, Clerk were present and sat on the hearing. Steven and Nancy Barnett, Owner/Applicant were 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. General Provision Non-Conforming Structures** of the Town of East Bridgewater Zoning By Law to allow construction of a 28' X 22' two story addition to the existing dwelling that would come 30.6 feet from the rear property line. A discussion was held. Close public hearing 7:19 p.m.

**M/G. Leavitt, S/G. Heger, UNANIMOUSLY APPROVED the Application request for the SPECIAL PERMIT to allow construction of a 28' X 22' addition to the existing non-conforming dwelling to come no closer than 30 feet to the rear property line as shown on Exhibit I and shall conform in appearance similar to that as shown on Exhibit II.** \*please see decision for conditions\*

7:30 Public Hearing for a SPECIAL PERMIT  
F&K Nominee Trust, Owner/Applicant  
David J. & Linda F. Tonioli, Trustees  
494 West Street

Exhibit I – A Plan prepared for D & L Appliance, LLC dated September 9, 2020 and prepared by Professional Land Survey Associates showing the location of the proposed two additions;

Exhibit II – Front elevation plan.

A public hearing was held in the large conference room in the EB Town Hall and was called to order at 7:30 p.m. Robert Looney, Chairman; Kevin Marchant, Clerk and Gregg Heger, Alternate were present and sat on the hearing. David J. Tonioli, Trustee 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.A.(2)(b) General Provisions Non-Conforming Uses** of the Town of East Bridgewater Zoning By Law to allow construction of the proposed 30 X 30 addition that would

come not closer than 26 feet from the front yard property line as shown on Exhibit I and shall conform in appearance similar to that as shown on Exhibit II. Close public hearing 7:42 p.m.

**M/K. Marchant, S/G. Heger, UNANIMOUSLY APPROVED the Application request for the SPECIAL PERMIT to allow construction of the proposed 30' X 30' addition as shown on Exhibit I and shall conform in appearance similar to that as shown on Exhibit II. \*please see decision for conditions\***

**Other: Francis D. Parisi, Esq., Vertex Tower off Plymouth St. (Assessor's Map 29 Lot 51. Mr. Parisi seeks to **Extend** the Zoning Board of Appeals Variance due to the Governor's State of Emergency M/G. Leavitt, S/K. Marchant UNANIMOUSLY APPROVED.**

**Other: Adjourn Wednesday, July 7, 2021 meeting at 8:30 p.m., M/K. Marchant, S/G. Leavitt UNANIMOUSLY APPROVED.**



Kevin Marchant, Clerk

10-6-21

Date