



OFFICE OF ZONING BOARD OF APPEALS
TOWN OF EAST BRIDGEWATER

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
'21 DEC 2 AM 10:02

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, OCTOBER 6, 2021

Members Present:

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

7:00 P.M. Public Hearing for a SPECIAL PERMIT
Ronald Eby
29 North Bedford Street

EXHIBIT I – Floor plan showing existing and proposed units;

EXHIBIT II – Brief of property;

EXHIBIT III – Photos of egresses for the two units;

EXHIBIT IV – As-built septic plan;

EXHIBIT V – Photo of front and rear of existing dwelling.

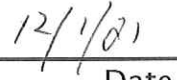
A public hearing was held in the large conference room in the EB Town Hall and was called to order at **7:00 p.m.** Robert Looney, Chairman; Gerry Leavitt, Vice Chairman and Kevin Marchant, Clerk were present and sat on the hearing. Ronald Eby was present and spoke in favor of the application. **M/G. Leavitt, S/K. Marchant 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.(3)** entitled General Provisions Non-Conforming Uses of the Town of East Bridgewater Zoning By Law to seek approval to convert a non-conforming three (3) unit multi-family to a similar four (4) unit multi-family use for the property located at 29 N. Bedford Street. Provisions of the Zoning By-Law Section 2.A.(3) relating to non-conforming uses a change may be granted by a Special Permit of the ZBA to a similar use provided that it is not substantially more detrimental than the existing non-conforming use is to the neighborhood. A discussion was held. **M/K. Marchant, S/G. Leavitt Close public hearing 7:20 p.m.**

M/K. Marchant, S/G. Leavitt, UNANIMOUSLY APPROVED the Application request for the SPECIAL PERMIT to allow conversion of a three (3) unit multi-family structure to a four (4) unit multi-family structure with three (3) units located on the first floor and one (1) unit located on the second floor and shall conform in appearance similar to that as shown on Exhibit I. *please see decision for conditions*

Other: M/G. Heger, S/J. Ross to approve minutes of May 5, 2021; Executive Session July 7, 2021 and July 7, 2021 as written UNANIMOUSLY APPROVED

Other: Adjourn Wednesday, October 6, 2021 meeting at 8:05 p.m., M/K. Marchant, S/J. Ross UNANIMOUSLY APPROVED


Kevin Marchant, Clerk


Date