

Zoning Board of Appeals December 11, 2019 Meeting Minutes

Call to Order:

Mr. Brian Heath, Chairman, called the meeting to order in the Council Chambers located on the second floor of the Municipal Office building, 66 Central Square, Bridgewater at 7:00pm

Attendees:

Present: Brian Heath, Chairman, Gerry Chipman, Vice Chair, Anna Klimas, Member

Absent:

Staff Present: Jennifer Burke, Director of Community and Economic Development; Steven Solari, Building Commissioner

I. 7:00 PM: Public Hearings*

- 0 Plymouth Street – Use Variance

The applicant has requested an extension until January 9, 2020. This applicant has submitted a 40B application.

MOTION: Member Chipman moves to extend this matter until January 8, 2020. Member Klimas seconds.

VOTE: (3-0-0)

- 0 Plymouth Street – Appeal of Building Inspector's Decision

The applicant has requested an extension until January 9, 2020. This applicant has submitted a 40B application.

MOTION: Member Chipman moves to extend this matter until January 8, 2020. Member Klimas seconds.

VOTE: (3-0-0)

- 145 Satucket Trail - Variance

Present before the Board: Mark Keefe, 145 Satucket Trail

The applicant, Mark Keefe, is requesting a Variance to construct an in-law apartment larger than the regulations allow. The regulation allows for a 600s.f. in-law and the applicant is requesting 832s.f. for the in-law apartment. Mr. Keefe states that his father-in-law has stage 4 brain cancer and they are hoping to provide his in-laws with a safe living space where they don't have to worry about shoveling and day to day needs. Mr. Keefe states that his neighbors are not opposed to the addition. The addition will go off the back of the house and won't change the view from the road.

Member Chipman states that a new by-law is being proposed to increase the in-law allowance to 800 s.f. and asks if that would be enough space.

Chairman Heath asks if the applicant could bring the size of the room below 800 s.f. they would be willing to grant the variance in kind with the proposed regulations.

Mr. Keefe asks if this will require a new revised plan. Commissioner Solari states they would not require a revised plan as they are proposing less space, not more, as long as the as-built reflected the accurate dimensions of less than 800s.f.

MOTION: Member Chipman moves to close the public hearing. Member Klimas seconds.

VOTE: (3-0-0)

MOTION: Member Chipman moves to grant the Variance for an 800s.f or less in-law apartment off the rear of the existing garage, allowing a 200s.f. increase to the existing Ordinance of 600s.f. in-law apartments in kind with previous practice, with the current proposed by-law of 800s.f. in-law apartments. Member Chipman moves that due to the current restrictive ordinances the proposed addition will be in harmony with the general purposes and intent of the ordinances and the proposed use does not derogate from the intent of the ordinances and has support of the neighbors. Member Klimas seconds.

VOTE: (3-0-0)

II. Additional Board Business

- Minutes to be approved: 10/23/19

MOTION: Member Chipman moves to approve the minutes of October 23, 2019. Member Klimas seconds.

VOTE: (3-0-0)

- Extension Request – The Village at Mile Brook, Avery Place 40B

Discussion ensues regarding the project to acclimate the Board members with the project. Member Chipman states that they have not had any luck with finding site developers for the project and is requesting an extension to allow for more time to find someone to work on the project.

MOTION: Member Klimas moves to grant an extension until January 1, 2022.

VOTE: (2-0-1) Member Chipman Abstains

- Director's Report, if needed

III. Adjournment

MOTION: Member Chipman moves to adjourn. Member Klimas seconds.

VOTE: (3-0-0)