

4-9-15 mins.

**CITY OF TAUNTON
ZONING BOARD OF APPEALS
APRIL 9, 2015 – 6:00 pm.**

(held at Maxham School, 141 Oak St, Taunton, Ma.)

Members Present: Dennis Ackerman, Wayne Berube, Steven Vieira, Michael Staples , George Moniz , Joseph Amaral and Steven Figueiredo.

Meeting opens at 6:08 pm.

Wayne made motion accept minutes of March 12, 2015, seconded by Joe. All in favor.

Cont'd. Case #3267 Stevenson 9 Woodlawn St.

For: A Variance from Section 6.2 & 6.3 of the Zoning Ordinance for the re-division & re-configuration of a parcel of land which have merged for zoning purposes into 2lots. Lot 1 containing the existing house having 90 feet of frontage & lot width (instead of 125' of frontage & 100' lot width) and 12,115 sq. ft. of lot area and dry area (instead of 30,00 sq. ft. lot area & 22,500 sq. ft. dry area) and Lot 2 having 90 feet of frontage & lot width (instead of 125' of frontage & 100' of lot width) with 13,008 sq. ft. of lot area & dry area (instead of 30,000 sq. ft. of lot area & 22,500 sq. ft. of dry area.

For the Petitioner: Atty. Matthew Costa, Gay & Gay, P.C, P. O. Box 988, Taunton, Ma.

In favor: Petition signed by 6 abutter

Opposed: Richard Murray, 10 Woodlawn St, E. Taunton, Ma.

Atty. Costa thanked the Board for the continuance to allow them time to submit more detailed plans. There is no change to the lot size but they do have the particular house shown on plans. The abutter who had a concern (he lives across street) the house would be 55 feet setback from his house. Atty. Costa stated the petitioner's son is going to live at 9 Woodlawn St. with his family. The petitioner is planning on living in new house. Wayne asked when do they plan on starting construction? Petitioner stated he would need to sell his house he lives in now. Wayne informed him the variance is only good for one year, Wayne stated he is relying on his testimony which he takes as extremely creditable and he takes that into consideration. Petitioner stated he naturally assumed it was a buildable lot and they have been paying taxes on it. Joe stated the new plans at least show more details and now we know who will live there. No one in favor or opposed. Letters from Conservation Commission, B.O.H., City Engineer were read into the record. Wayne stated he's glad they moved house back further to appease abutter. The presentation was a single story ranch style house as proposed on the new plan.

Motion made and seconded to grant with the following conditions:

- The plans dated Jan. 16, 2015 and revised April 8, 2015 is the plan of record.
- The single family house on Lot 2 shall be a single story ranch style home as presented and shown on plans with proposed setbacks.

Vote: Staples, Amaral, Berube, Vieira, FigueiredoYes
Petition Granted.

Case #3268 Taunton Service Center 48 Broadway

For: A Special Permit from Section 6 5.3.4 for the addition of auto sales retail in conjunction with the existing uses of convenience

For the Petitioner: Paul Patneau, P.E., Earth Services Corp., 198 Crane Ave. So., Taunton, Ma.

In favor: Henry Arsenault, 392 Crane Ave. So., Taunton, Ma.

Opposed: None

Paul stated this variance was granted but just recently expired. It's the exact same thing. The Board was aware of the previous variance and has no issues. Henry Arsenault, 392 Crane Ave. South in favor.

Dept. letters from City Planner, Conservation Commission, B.O.H., City Engineer were read into the record.

Motion made and seconded to grant with the following condition:

- That the recorded copies of the access easements including maintenance and snow plowing responsibilities be provided to the ZBA Office prior to any building permits.

Vote: Ackerman, Staples, Amaral, Berube, Vieira, Yes

Petition Granted.

OTHER BUSINESS: Green Pine Town Homes – Request to release bldg. #5 - Currently 4 bldgs (12 units) released, holding \$49,749.60

Requesting to withdraw request. - NO ACTION TAKEN.

Meeting adjourned at 6:48 pm.