



CITY of TAUNTON
ZONING BOARD of APPEALS

141 Oak Street - office location

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Denise J. Paiva, Head Administrative Clerk

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To view the meeting you can go to the City website, click on municipal network, then click live, and then click play. <https://cloud.castus.tv/vod/#/taunton> or you can attend in person. Abutters may provide input in person or by correspondence received by the Zoning Board of Appeals by noon on Aug. 24th

AGENDA

ZONING BOARD OF APPEALS

AUGUST 24, 2023 – 6:00 PM

15 Summer Street, City Hall

(in the Chester R. Martin Municipal Council Chambers)

Acceptance of July 27, 2023 minutes

Meeting in Executive Session to review appeal filed with the Superior Court entitled Subzero Property LLC vs. ZBA (Docket No. 2373CV00319)

Cont'd. Case # 3733

Alliance Residential Co .N. E.

1141 County St

For: A Variance from Section 440-1707 (o) of the Zoning Ordinance to allow relief whereby an applicant when creating 5 or more dwelling units, must provide a detailed affordable report and provide 10% affordable units if the ZBA determines the number of affordable units is below the percentage required under MGL c.408.

Case # 3738

Portman Holdings

2 & 8 Galleria Mall Drive

(a.k.a. prop.I.D.126-5, 118-41, 118-39 and 118-8,

For: A Variance from Section 440 Attachment # 3 of the Zoning Ordinance to allow the development of 4 warehouse buildings (totaling 1,082,780 sq.ft.) to be a maximum of 55 feet in height for buildings 1,2,3 and 47 feet in height for building 4 (instead of the maximum 40 feet) in the Business District.

Case # 3739

Torres

920 Somerset Ave.

For: A Variance from Section 440 Attachment # 3 of the Zoning Ordinance for the division of one lot into two lots. Lot A having 5,118 sq. ft. of lot area & dry area (instead of 10,000 sq. ft. lot area and 8,000 sq. ft. dry area) with a 8 foot front setback from Greystone St. (instead of 25') and a 22 foot front setback from Lawton St. (instead of 25') and a 12 foot setback from the northeasterly sideline (instead of 15') and Lot B having 3,985 sq. ft. of lot area & dry area (instead of 10,000 sq. ft. and 8,000 sq. ft.)

Requesting a continuance to NOV. 16TH meeting

Case # 3740

O P Real Estate , LLC

176 Highland St. & prop. I.D. 76-369

For: A Variance from Section 440-602, Section 440 Attachment # 3 and a Special Permit from Section 440 Attachment #1 of the Zoning Ordinance to allow the addition of 4 condo units behind the existing home resulting in 5 residential units on a lot having 33,662 sq. ft. of lot area & dry area (instead of 43,560 sq. ft. dry area & lot area) and 80 feet of frontage & lot width (instead of 100 feet) **Atty. Robert Pellegrini**

Case # 3741

12 Porter Street Development, LLC

10-18 Porter Street

(a/k/a parcels 65-220, 65-219, 65-221, 65-208 and 65-209)

For: A Variance from 440 Attachment # 3, Section 440-1001 and Section 440-702 to allow a front setback of 10' (instead of 25') a rear setback of 15' (instead of 20') a distance of 20' between buildings 1 and 4 (instead of 52.5') and a distance of 10' between buildings 1 and 3 (instead of 52.5') and a 4 foot side landscaped buffer (instead of 15') and a 3 foot rear landscaped buffer (instead of 15')

Atty. Brianna Correia & Atty. Ed Brennan

OTHER BUSINESS: Discussion on Waiver/reduction of filing fees