



John stated his family has owned this property for nearly 70 years and he lives there now. The garage is designed for a single car for his personal use. There will be no auto mechanic or repair done out of this garage. He will be using it for storage for his summer vehicle. The garage will match house. He submits petition in favor from neighbors. John states it's very typical in the neighborhood to have smaller lot with houses close to property lines. He states his neighbor's garage is 5 feet from property line and it's been there for many years. The garage across the street is close to property line also. Steve asked what is the distance to the neighbor's garage? John answers 8 feet. Chairman Ackerman asked why 31 feet in depth and John answered it allows him to put 2 vehicles in behind each other. John stated it will be a steel structure so it will last forever. Wayne stated he has no issue with it and it has the support of the neighborhood. Lawrence Quintal, 80 Broadway, stated this is a quiet little neighborhood and John spoke to neighbors and seems like they were all in favor. As a Councilman he walked the neighborhood and wanted to make sure there is no auto mechanic or repair done in the garage. He did point out the property is impeccable. Dennis asked if he was speaking as a citizen and not on behalf of the Council and Mr. Quintal says as a citizen. No opposition.

Wayne made and seconded by Craig to Grant as presented with the following condition:

- 1. No auto repairs allowed on any vehicles other than the owner's vehicles**

**Vote: Ackerman, Faria, Turner, Berube, Moniz .....Yes**

**Petition Granted**

**Case # 3663**

**Monteiro**

**39 Adams St.**

For: A Variance from Section 440 -709 of the Zoning Ordinance for a dwelling conversion of a single family to a 2 family having 7,097 sq. ft. (instead of 15,000 sq.ft.)

For the Petitioner: Roy Delano, Lighthouse Land Survey Co. 27 Jefferson St., Taunton, Ma.

Opposed: None

In favor: None

Roy explains the petitioner purchased the property in November 2021 and the house was built in 1900 as part of Cohannet Mills. The land was separated from Cohannet Mills in 1924 and the property line is along the access drive the neighboring property which was Coyle Cassidy High School. The property has 85 feet of frontage and the property is angled from the street to back resulting in an irregular shape. He stated even though this lot is 7,097 sq. ft it's one of the largest lots in the area. This property is in an established neighborhood with multi-family units on small lots. Currently the property is vacant and there is a bathroom and kitchen on both floors. They will meet all building code and

they will well exceed the minimum habitable floor area and will meet the parking requirements. There is no need to expand the curb cut for parking. One unit will have 2 bedroom and 2<sup>nd</sup> unit will occupy 2<sup>nd</sup> & 3<sup>rd</sup> floor with 3 bedrooms. Petitioner intends to live in one unit and rent other unit. He stated the proposal fits in with the neighborhood. Steve asked where are the stairs and Roy answers there is one set in back. George asked if it was ever a 2 family before and Roy wasn't sure. Chairman Ackerman read dept. comments into the record from the City Planner, Engineer, Conservation Commission, Fire Dept. and B.O.H. It was asked if there is water & sewer and it was answered yes. George has no issues he thinks it fits in nicely with neighborhood. No one in favor or opposed.

**George made and seconded by Wayne to Grant as presented**

**Vote: Ackerman, Faria, Turner, Berube, Moniz .....Yes**

**Petition Granted**

**Meeting adjourned at 6:24 PM**