



*Town of Somerset*  
*Massachusetts*  
Zoning Board of Appeals  
140 Wood Street  
Somerset, MA 02726

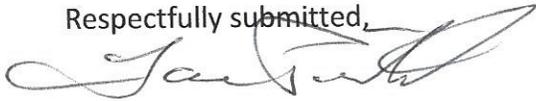
**Meeting Minutes: January 21, 2016**

**Members Present: Steve Cadorette (Chairman), James Pimental (Clerk), Tony Luciano, Sharron Furtado**

1. The Hearing was opened at 7:00 PM by Chairman Steve Cadorette.
2. Brendan Ferreira petitioned regarding the property owned by him and Elise Ferreira at 4 Mota Court for a special permit in order to operate a home office for his personal training business as a customary home occupation on the premises.
  - a. After testimony from the Petitioner that he would comply with all the requirements of Section 7.6 of the Zoning By-law, the Board voted unanimously to grant the special permit. (see Decision #1 of 2016)
3. Jeffrey Kornegay petitioned regarding the property owned by him at 501 Mohawk Rd. for a variance in order to construct and maintain a 24-foot by 20-foot garage, waiving applicable restrictions.
  - a. After testimony from the Petitioner and his representative, questions from the Board, comments and letters from neighbors and abutters (all of whom supported the variance request) and conversation amongst the Board members, the Board voted unanimously to grant the requested variance under certain conditions. (see Decision #2 of 2016)
4. Robert Costa and Theresa Costa petitioned regarding the properties owned by them as life tenants and by Annie Couto, Trustee, c/o Theresa Costa, at 150 Winslow Ave. and 171 Mason Ave., Assessor's Map B-6, Lots 307 and 252, for a variance in order to move the mutual boundary line in the rear of the properties closer to the residence at 171 Mason Avenue, waiving applicable restrictions.
  - a. After testimony from the Petitioner's representative, questions from the Board and conversation amongst the Board members, the Board voted unanimously to grant the requested variance. (see Decision #3 of 2016)
5. The Board unanimously passed an amendment to correct a clerical error in Decision No. 25 of 2015 (petition of DUCLOS CORPORATION regarding its property at 495 WILBUR AVENUE, Assessor's Map A-7, Lot 27).

6. The Board voted to approved the minutes from the December 10, 2015 and December 17, 2015 hearings.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James Pimental", written over the text "Respectfully submitted,".

James Pimental

Clerk

Somerset Zoning Board of Appeals