



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

Meeting Minutes: March 17, 2016

Members Present: James Pimental (Acting Chairman/Clerk), Tony Luciano, Sharron Furtado

1. The Hearing was opened at 7:00 PM by Acting Chairman James Pimental
2. Mr. Pimental appointed Ms. Furtado to act as a Voting Member for the hearing in order to fill the quorum.
3. Stephanie Winters petitioned the Board regarding the property owned by her, Maureen Winters, and Clifford H. Winters, Jr., at 71 Cox St. for an extension of a previously-granted variance (Decision No. 2 of 2015) allowing Petitioner to subdivide the existing lot into two parcels, one containing the existing dwelling and the other to be used for single-family residential purposes, waiving applicable restrictions.
 - a. After testimony from the Petitioner, the Board voted unanimously to extend the previously granted variance for the following reasons:
 - i. The petition for an extension was filed in a timely manner less than one year from the filing of the original decision granting the variance,
 - ii. The Petitioner showed "good cause" for the extension (including inability to obtain financing and contractors within the original time frame).
 - b. The Petitioner was made aware that the extension is only good until September 2, 2016. (see Decision #5 of 2016)
4. The Board voted unanimously to Table discussion of potential updates and/or amendments to the Zoning Board's Rules and Regulations until at least the next hearing when the Chairman and full Board will hopefully be present.
5. The Board voted to approve the minutes from the February 18, 2016 hearing.

Respectfully submitted,

James Pimental
Clerk
Somerset Zoning Board of Appeals