



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

Meeting Minutes: April 16, 2015

Members Present: Steve Cadorette (Chairman), James Pimental (Clerk), Barbara Smith.

1. The Hearing was opened at 7:00 PM by Chairman Steve Cadorette.
2. Elise Ferreira petitioned the Board regarding the property owned by Brendan Ferreira and her at 4 Mota Court for a special permit in order to operate a decorative kettle bell painting business as a customary home occupation at the premises.
 - a. After testimony from the petitioner that she 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 #7 of 2015)
3. Adrian Gonsalves and Jessica Mateus petitioned the Board regarding the property owned by them at 54 Hezichia St. for an extension of a variance previously granted by the Board (Decision No. 2 of 2014) allowing construction of an addition closer to the side-yard lot line than otherwise allowed and relocation of a shed closer to the rear and side lot lines than otherwise allowed.
 - a. After testimony from the Petitioners, the Board found there was good cause to grant the extension (including inability to obtain a contractor and the weather) and therefore unanimously voted to do so. (see Decision #8 of 2015)
4. Susan Tucker-Coelho petitioned the Board regarding the property owned by her at 27 Marble St. for a variance and/or special permit in order to divide the existing lot into two lots, each of which will have at least 12,000 square feet of land and at least 75 feet of frontage.
 - a. The Petitioner was represented by Attorney Matthew Aspden.
 - b. After testimony from the Petitioner's representative, questions from the Board, comments from several abutters (some in support of the requested relief and some opposed) and conversation amongst the Board members, the Board voted unanimously to grant the variances under certain conditions. (see Decision #9 of 2015)
 - c. It should be noted that at the hearing, it was indicated that the petition and published notice contained the wrong street address, although the correct

address was indicated on other documents submitted, and the correct map and lot numbers were listed in the advertisement. In addition, the correct map and lot numbers were used to prepare the abutters list for the mailed hearing notices. The Petitioner elected to proceed with the hearing.

5. Graphic Signs petitioned the Board regarding the property owned by Denis J. and Dorothy A. Auclair at 145 County St. for a variance and/or special permit in order to maintain a non-conforming freestanding commercial sign replacing a sign destroyed as the result of an accident.

- a. After testimony from the Petitioners, questions from the Board and conversation amongst the Board members, the Board voted unanimously to grant the variance with certain conditions. (see Decision #10 of 2015)

6. The Board voted unanimously to accept the Minutes of the February 19, 2015 hearing.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'James Pimental', written over a faint circular stamp or watermark.

James Pimental

Clerk

Somerset Zoning Board of Appeals