



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

Meeting Minutes: February 19, 2015

Members Present: Steve Cadorette (Chairman), James Pimental (Clerk), Antone Lucianno, Barbara Smith, Sharron Furtado.

1. The Hearing was opened at 7:00 PM by Acting Chairman Steve Cadorette.
2. Stephanie Winters petitioned the Board regarding the property owned by Clifford M. Winters, Jr. at 71 Cox St. for a variance in order 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's representative, Attorney Thomas Killoran, questions from the Board and conversation amongst the Board members, the Board voted unanimously to grant the variance under certain conditions. (see Decision #2 of 2015)
 - b. It should be noted there were several abutters present that were unopposed to the requested variance.
3. Louis Fayan petitioned the Board regarding the property owned by the Estates of Madelene F. Coady and Marjorie F. Fayan at 60 Foley Ave. for a variance in order to re-divide the existing lot into three previously-existing lots, one containing the existing dwelling and the others to be used for single-family residential purposes, waiving applicable restrictions.
 - a. The Petitioner was represented by Robert Berube of Pro Line Engineering, Inc.
 - b. After discussion of the petition and in response to concerns raised by the Board as to whether a statutory hardship existed, the Petitioner requested leave to withdraw his petition.
 - c. On a motion to allow such withdrawal for good cause, the Board voted unanimously to allow the Petitioner to withdraw the petition without prejudice. (see Decision #3 of 2015)
4. Arthur C. Aguiar petitioned the Board regarding the property owned by him and Maria E. Aguiar, Trustees, at 310 Olympic Rd. for a variance and/or special permit in order to subdivide the existing lot into two lots, one containing the existing dwelling and the

other to be used for single-family residential purposes in a Water Resources Protection District, waiving applicable restrictions.

- a. The Petitioners were represented by Robert Berube of Pro Line Engineering, Inc.
 - b. The Petitioners requested the renewal of a previously-granted variance (No. 13 of 2013).
 - c. After testimony from the Petitioner's representative, questions from the Board and conversation amongst the Board members, the Board voted unanimously to grant the variances under certain conditions. (see Decision #4 of 2015)
5. David Bauer petitioned the Board regarding the property owned by Tracy Bauer at 128 Westhill Ave. for a variance in order to add a five-foot by ten-foot addition to the current pantry, waiving applicable restrictions.
- a. The Petitioners sought relief in order to build an addition closer to the side lot line than otherwise allowed.
 - b. After testimony from the Petitioners, questions from the Board and conversation amongst the Board members, the Board voted unanimously to grant the variance under certain conditions. (see Decision #5 of 2015)
 - c. It should be noted the proposed addition will not be any closer to the existing lot line than the rest of the house.
6. Joseph Camara petitioned the Board regarding the property owned by Daniel K. Trout and Christy J. Trout at 2817 Riverside Ave. for a special permit in order to operate a private investigator's home office as a customary home occupation in one room 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 #6 of 2014)
7. The Board voted unanimously to accept the Minutes of the November 20, 2014 hearing.

Respectfully submitted,



James Pimental
Clerk
Somerset Zoning Board of Appeals