



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

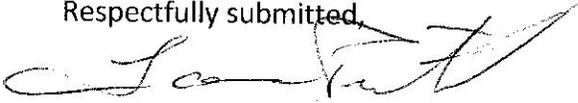
Meeting Minutes: August 18, 2016

Members Present: Steven Cadorette (Chairman), James Pimental (Clerk), Tony Lucianno (Voting Member), Barbara Smith (Alternate)

1. The Hearing was opened at 7:00 PM by Chairman Cadorette.
2. Luis M. Cabral petitioned regarding the property owned by him, Beth A. Cabral, Kenneth P. McMullen, and Janet Y. McMullen at 2835 County St. for a special permit in order to authorize an accessory unit for family members in a single-family dwelling.
 - a. Even though this petition was the last one on the agenda, it was dealt with first because the Petitioners were informed that they actually need to go before the Planning Board on the matter.
3. Jamie Duff petitioned regarding the property owned by owned by Diane Marie Harvey and Douglas Harvey at and near Hamilton St., Assessor's Map A-11, Lots 45, 46, and 47, for a variance in order to divide the existing parcel(s) into two buildable parcels, waiving applicable restrictions.
 - a. This matter was continued from the July 21 meeting due to concerns from the Board because of discrepancies in the documentation submitted with the petition regarding ownership as well as concerns raised by the Board about the sizes of the proposed lots.
 - b. Chairman Cadorette relinquished the Chair to Mr. Pimental because Mr. Cadorette was not present to hear the petition at the July hearing.
 - c. In order that a quorum be met, Barbara Smith was appointed as a Voting Member for the hearing.
 - d. After testimony from the Petitioner and his representative, the submission of documentation that cleared up any questions regarding ownership of the lots as well as two new plans illustrating possible lot sizes and questions and concerns from abutters and questions from the Board, the Board voted unanimously to grant the requested variance with certain conditions. (see Decision #6 of 2016)
4. Marina Almeida petitioned regarding the property owned by Abilio I. and Edite J. Almeida at 35 Sunset Dr. for a special permit in order to operate a home-made skin care products business as a customary home occupation on 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 #11 of 2016)
5. Jeffrey F. Ryder petitioned regarding the property owned by him and Lisa Ryder at 68 Carol St. for a special permit in order to operate a consulting 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 #12 of 2016)
6. The Board voted unanimously to approve and adopt the newly revised Zoning Board Rules and Regulations.
7. The Board voted to approve the minutes from the July 21, 2016 hearing.

Respectfully submitted,



James Pimental

Clerk

Somerset Zoning Board of Appeals