



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

**Meeting Minutes: April 21, 2016**

**Members Present: Steve Cadorette (Chairman), James Pimental (Clerk), Tony Luciano, Barbara Smith**

1. The Hearing was opened at 7:00 PM by Chairman Cadorette.
2. Louis Fayon and Ann-Marie Fayon petitioned regarding the property owned by them at Harold Avenue and Mt. Vernon Avenue for a variance and/or special permit in order to divide the existing parcels of land pursuant to By-law section 6.2.2, whereby two (2) buildable house lots would be created with at least 75 feet of frontage and 12,000 square feet of land on each lot, waiving applicable restrictions..
  - a. After testimony from the Petitioner's representative, questions from the Board, questions from an abutter and conversation amongst the Board, the Board voted unanimously to grant the special permit/variance for the following reasons:
    - i. The requested relief meets the minimum requirements of By-law Section 6.2.2,
    - ii. Said relief would not be substantially detrimental to the public good and,
    - iii. Said relief would not substantially derogate from the intent and purpose of the By-law. (see Decision #6 of 2016)
3. The Board voted to approve the minutes from the February 18 and March 17, 2016 hearings.
4. The Board had a short discussion related to potential updates and/or amendments to the Zoning Board's Rules and Regulations and members were given materials to review by Attorney Clem Brown.

Respectfully submitted,

James Pimental  
Clerk  
Somerset Zoning Board of Appeals