



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

Meeting Minutes: June 16, 2016

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

1. The Hearing was opened at 7:00 PM by Chairman Cadorette.
2. Heather Gregory petitioned regarding the property owned by her at and near 45 Orchard St. for a variance in order to divide the existing property into two lots, leaving the existing single-family dwelling on one lot and creating a new lot on which a single-family dwelling would be constructed, waiving existing restrictions.
 - a. At the outset of the meeting, the petitioner requested leave to withdraw her petition.
 - b. 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 #8 of 2016)
3. 1876 Wilbur Ave., LLC petitioned regarding the property owned by it and leased to Jillian's LTD. and Riverview Inn & Suites at 1876-1878 Wilbur Ave. for a variance in order to divide the existing lot with two businesses thereon into two lots, with one business on each lot and with less than the number of parking spaces otherwise required, waiving applicable restrictions.
 - a. After testimony from the Petitioner's representative, questions from the Board, questions and conversation amongst the Board, the Board voted unanimously to grant the variance under certain conditions including but not limited to those below. (see Decision #9 of 2016)
 - i. Both parking lots to ensure will have enough number of handicapped spaces as required by law.
 - ii. Adequate lighting of all parking areas will be provided at all times.
4. The Board voted to approve the minutes from the May 26, 2016 hearing.
5. The Board decided to put off a vote on potential updates and/or amendments to the Zoning Board's Rules and Regulations until at least the July hearing.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'James Pimental', written in a cursive style.

James Pimental
Clerk
Somerset Zoning Board of Appeals