

Zoning Board of Appeals – Minutes

June 13, 2024

Location: Town Hall, Moitoza-Petty Hearing Room

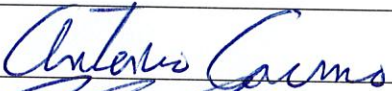

Time: 6:00pm to 6:30pm

Board Member Attendees: Antonio Carmo Chairman, Marc Oliveira Member, Meghan Connolly- Member & Sal Botelho Alt Member

Board Member Out: Lucas Tourgee Alt Member- The board had a quorum.

Attendees: Byron & Ann Holmes, Jonathan & Kathleen Holmes, Planning Board: Donna Leary, Michael Leger, and Paul Megna, & Atty. Adam Costa.

Topic	Discussion:
Mail & Minutes:	<p>6:00pm- Antonio Carmo opened up the meeting, introduced himself and the Board members that were present.</p> <p>A motion was made by M. Connolly for the Meeting Minutes, Bills, & Correspondence to be reviewed at the next meeting. S. Botelho seconded.</p> <p>Meeting Minutes: None</p> <p>Bills: None</p> <p>Correspondence: None</p> <p>No other New Business came in front of the Board at this time.</p>

Jonathan & Kathleen Holmes 3 Christine Ct. Map 3 Lot 63-1 40A Public Hearing	<p>6:00pm- This was a joint meeting with the Planning Board. Chairman Paul Megna opened the Public Hearing. ZBA Chairman Antonio Carmo opened the Public Hearing for Jonathan & Kathleen Holmes 3 Christine Ct. Map 3 Lot 63-1 requesting a variance for a home occupation in a garage that is not attached. The newspaper ad ran in the Taunton Daily Gazette on 5/29/24 & 6/5/24. All certified mailings were mailed out to abutters. The newspaper article was read into the record by both the PB and ZBA Chairmen. There were no abutters present. Byron Holmes- Holmes Engineering represented the applicants. He introduced himself to the Board and stated he is also an abutter. He explained the plans and the process of the home occupation. It will be an owner ran business with no employees. There are no issues with the setbacks, He read the By-Law into to the record that pertains to this situation. A variance will be needed due to the office will not be connected, it will be a separate building, it will be a health care facility due to HIPPA they want the building separate. Special Permit and Site Plan Review was then discussed for the PB. Mr. Holmes showed the floor plans of the building and explained, all further discussed. He passed out architectural design and plans to both Boards. There is already existing parking, so there will be no modification to the property/land. There will only be one restroom in the office, so there is no need to change the septic system. He was not able to get a building permit due to the fact the business was not going to be attached, that is why a variance is needed. Hours of operation was then discussed, during the school year 4:00- 6:00pm, in the summer the hours will increase, but no later than 7:00pm and no earlier than 8:00am. This will be a part-time business; no business sign will be needed. M. Connolly asked about any accommodations for special needs clients, the size of the health care office for wheelchairs and would there be any parking for handicap. Mr. Holmes stated all ADA regulations will be met, including a wheelchair ramp. There is plenty of area for a handicap van to turn around in the yard. He will update a drawing with the parking area. The Chairmen opened the hearing to any abutters, there were no abutter questions. M. Connolly made a motion to close the hearing. S. Botelho seconded. The Boards further discussed. All agreed there was no problem with the home occupation being separate from the home. It was questioned about this situation being a use. Atty. Adam Costa explained this is not a use situation, it is just a variance for a home occupation that is detached. M. Connolly made a motion to approve the requested variance relief for a home occupation business. Atty. Adam asked about any conditions, none. He will write the decision for both Boards.</p>
	All Motioned the next meeting date will be determined
	Motion to adjourn was made by M. Connolly @ 6:23pm
Signatures	1. 
	2. 
	3. 