

Zoning Board of Appeals – Minutes

July 21, 2020

Location: Town Hall Annex Conference Room

Time: 7:00 to 8:00pm

Board Member Attendees: Marcus Baptiste Chairman, James King Member, Jeanne Russo Alt Member, & Tony Carmo Alt Member

Board Member Out: None- **The board had a quorum.**

Attendees: Neil Lefaivre- Empire Design & Randy Aronofsky

Topic	Discussion:
Mail & Minutes	7:10pm- M. Baptiste Chairman opened the meeting by introducing the Board and himself. T. Carmo made a motion to move the Minutes, Bills, & Mail to after the Hearing J. King seconded. Meeting Minutes-7:30pm. The meeting minutes from 3/20/20 were reviewed by the Board. T. Carmo made a motion to approve the minutes as read. J. Russo seconded. Bills: None Correspondence: A letter from the Board of Selectmen was read by the Board. All approved meeting minutes need to be sent to the Town Clerk for posting. A letter from CHAPA was read into record by the Chairman. The letter was in regards to the 40Bs- the sale of affordable houses pricing and selling. CHAPA has proposed to put a UDR- Universal Deed Rider in use. The Board discussed. The letter was from Feb. 28, 2020 they would like the secretary to contact CHAPA to see if this is still being proposed to the town. The Board is in favor of the proposal. T. Carmo made a motion to recommend to the Board of Selectmen the Zoning Board of Appeals is in favor of the CHAPA proposal. J. King seconded. No other New Business came in front of the board at this time.

Randy & Lisa
Aronofsky/ Empire
Design- Neil Lefaivre
744 Berkley St.
Map 5 Lot 78-02
40A Public Hearing

7:10pm- The Chairman opened the Hearing for Randy & Lisa Aronofsky / Empire Design- Neil Lefaivre 744 Berkley St. Map 5 Lot 78-02 for a variance request. The newspaper ad was read into the record. The ad ran twice in the Taunton Daily Gazette 7/6/20 & 7/13/20. All certified mailings were mailed out to the abutters and all receipts were returned.

Neil Lefaivre from Empire Design introduced himself and Mr. Randy Aronofsky to the Board. Mr. Lefaivre told the Board they would like to construct a 28ft. x 28ft. detached garage. They want to store four vehicles, construction equipment, and yard equipment in the garage. A variance is needed because they are short 4ft. 3in. of the side yard set-back. The reason they need the extra 12ft. spacing on the left side of the garage is because the Aronofsky's are a caregiver for a family member and this would allow for a vehicle to pull close to the house where a walkway is located and graded. This encroaches on the 15 ft. side yard set- back. This is also the reason for the pea stone driveway it is more level for safety.

Mr. Aronofsky told the Board his 92 yr. old mother-in-law lives with them. She has care visitors and it is easier for her and them to go in the side door. J. King asked if there was any other garages on the property. Mr. Aronofsky told the Board there were no other garages on the property. Mr. Lefaivre told the Board the garage will have 8ft. doors and the height of the garage will be about 18ft. The Board all looked at the plans and reviewed. While reviewing the plans the Chairman stated the variance is needed for the side yard set-back being short 4ft. 3in. The property does dip down a lot as well. T. Carmo asked how close the neighbors were to the side of the yard the garage is going. Mr. Aronofsky said it is the right side of the yard, his neighbor is about 100 feet away. Mr. Lefaivre told the Board an abutter wrote a letter agreeing to the project, the letter is in with the application.

The Board took a recess for 5 minutes 7:20pm to 7:25pm. M. Baptiste read the letter from Mary Rapoza of 746 Berkley Street into the record. J. King then stated to everyone there are not too many options of where to build the garage, they are 200ft. to the wetlands. Mr. Lefaivre also told the Board there is a dry well on the property and the property drops off. Mr. Aronofsky also mentioned there are sentimental trees on the property that cannot be taken down. The Chairman stated a 15ft. side yard set-back is required and they have a 10.7ft. side yard set-back. T. Carmo made a motion to close the hearing. J. King seconded. The Board all further discussed and reviewed what was presented. J. King made a motion to approve the application as submitted. All in Favor.

All Motioned the next meeting date will be set at a later time.

Motion to Adjourn was made by J. King 7:45pm.

Signatures

1.

2.

3.


Jeanne Russo
Antonio Carmo