

Zoning Board of Appeals – Minutes
December 6, 2022
Location: Town Hall Hearing Room
Time: 6:00 to 7:00pm

Board Member Attendees: Jeanne Russo Inter-Chairman, Tony Carmo Alt Member, & Marc Oliviera Member

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

Attendees: Byron Holmes, Manuel Ferry, & Shannon Ferry

Topic	Discussion:
Mail & Minutes	<p>6:00pm- The Board had a Joint Meeting with the Planning Board Re: Site Plan Review for SMH Farm, LLC,/ Manuel & Shannon Ferry/ Hillside Lawn & Farm Repair</p> <p>6:34pm- Jeanne Russo Opened the meeting by introducing the Board and herself</p> <p>The meeting minutes from 10/11/22 were reviewed by the Board. T. Carmo made a motion to accept the minutes as read M. Oliviera seconded.</p> <p>Bills: None</p> <p>Correspondence: Jeanne Russo read her resignation letter to the Board.</p> <p>New Business: A new file may be coming in for Riverside Dr. The Board also discussed T. Carmo needing to become a Member, Secretary to get him on the next Selectmen's Agenda.</p> <p>No other New Business came in front of the Board at this time.</p>

SMH Farm, LLC/
Manuel & Shannon
Ferry/ Hillside Lawn
& Farm Repair
32 Padelford St.
Map 10 Lot 66-
40A Public Hearing

6:34pm- Interim- Chairman Jeanne Russo opened the 40A Public Hearing for SMH Farm, LLC/ Manuel & Shannon Ferry/ Hillside Lawn & Farm Repair, 32 Padelford St. Map 10 Lot 66 requesting a modification for an existing Specil Permit. The newspaper ad ran in the Taunton Daily Gazette on 11/20/22 & 11/27/22. All certified mailings were mailed out to the abutters.

Byron Holmes and Manuel & Shannon Ferry of Hillside Lawn & Farm Repair came in front of the Board. One abutter was present.

J. Russo presided. The petition, plan, and the submissions were reviewed by the Board.

Mr. Holmes introduced himself and the petitioners to the board. He gave the history of Hillside Lawn and Farm Repair. The lot is located on Padelford St. and is part of a 29.5 acre multiuse parcel. Hillside Lawn and Farm Repair has occupied and equipment sales and repair business at this location for several years on a 1 acre portion of the lot. The remaining of the lot is mainly used for a solar field and horse stables. There is no residence on this parcel of land. There are currently 2 buildings involved in the operation of Hillside Lawn and Farm Repair. One building is used for sales and service and the other building is used as a storage area for the business. The applicants were granted a Special Permit in 2018 for the use of the two buildings. Under this application for the modification of the Special Permit the applicants wish to construct a new 4,000 square foot building to be located at the rear of the existing two buildings. This new building will be used strictly for storage purposes of new lawn and farm equipment. This is made necessary due to an increase in sales and the fact that this equipment is bought in bulk. No other new changes are proposed to the operation at the site other than the new building, the sales portion will not be expanded. There will be no addition to the number of employees or to the sales area open to the public. Mr. Holmes did tell the Board that previous in the evening he and the petitioners went in front of the Planning Board and got approval of the Site Plan Review for this project. There was one abutter present at the hearing, he had no question. T. Carmo made a motion to close the Hearing. M. Oliviera seconded. The Board further discussed. All agreed there were no issues with the petitioners constructing a third building on the property for business use. The business is growing and they need a place for storing their bulk stock.

T. Carmo made a motion to approve the accepted plan M. Oliviera seconded.

All Motioned the next meeting date will be determined.

Motion to adjourn was made by T. Carmo @ 6:50pm

Signatures

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2.

3.

