

Board of Appeals
Minutes
Tuesday December 3, 2019
Banquet Room, Town hall at 6:00 p.m.
40 Center Street Fairhaven Ma, 02719

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TOWN CLERK

2020 FEB 19 P 2:01

FAIRHAVEN,
MASS.

- a. Attendance : Francis Cox, Joe Borelli, Rui DaSilva, Ken Kendall, Jamie DeSousa Darryl Manchester, and Peg Cook. Absent: Peter Deterra.
- b. MINUTES: November 5, 2019

Jamie DeSousa made a motion to approve Meeting Minutes of November 5, 2019s, seconded by Ken Kendall, this motion passed unanimously.

At this time Francis Cox acting Chairperson gave a brief introduction of board members

1. PUBLIC HEARINGS:

a. 250 bridge street, Map 36 Lot15

198-18: Variance request for 45' on buffer requirement of 50'. 198-18: variance request for 18' on rear setback of a required 50' and on 240, a variance is needed to require no planting of street trees.

On behalf of the proposed dealership, Rich_ provided the board with an in-depth analysis of the project as well as the main concept of the proposed project. Mr. Rich_ explained that this project is vacant except driveway that goes through it the driveway delineated wetland and has been approved by Conservation Commission explained 14000 sq. ft auto dealership. The proposed detention basin the roof is brought to same area and rain guards are on side of it. requirement of zoning for 40 ft strip on east and west side however east has it but west doesn't due to it being wetlands. Proposing trees and shrubs 32 setback the actual abutting building is 1080 ft away, to allow north pant trees allow 32 setback instead of 50ft,

Engineer Rich Reeall _ explained what happened in 2015 with previous plans. Jamie 35 ft instead of 50ft. in which we can make up for the front and parking.]

Alberto Silva questioned location of dealership, in which was in front of GMC.

Ken Kendall made a motion to approve 250 bridge street, Map 36 Lot15
Jamie DeSousa seconded the motion, this motion passed unanimously. 5-0

b. 3 SUNSET LANE Map 26, Lot 165.

198-22: Variance request for 130 Sq. ft over the 700 sq. ft allowable for an accessory structure in RR District for a garage. 198-22(a) (2): Variance request over 7' over the maximum height of 20' for an accessory structure.

Owner was present.

Owner explained he is looking for 7 inches over not 7ft. that he is looking to build garage in the back 32 ft deep for two cars. I'm staying with style of the house.

Mark Cabral explained why he against petition.

Abutter, Edward Rose explained why he is for petition

Rui DaSilva questioned the setbacks and that they need to be met.

Owner provided the board with pictures for of proposed detached garage

Ken Kendall made a motion to approve **3 Sunset Lane Map 26, Lot 165.** seconded by Jamie DeSousa, this motion passed unanimously. 5-0

- c. **21 Holiday Drive Map 29C, Lot 662**
198-18 Variance request for 6% over building coverage of 15% in a RR District for an oversized garage.

Owner was present and explained that the East side of house and the new kitchen.

Owner explained the main concept of the project.

Jamie DeSousa questioned the number of bedrooms in the home.

Mr. Kendall explained that some of the information that was provided was pretty vague, in which owner explained further.

Ken Kendall questioned the amount of oversize in which owner explained that he stayed 1456 sq. feet.

Ken Kendall made a motion to approve **21 Holiday Drive Map 29C, Lot 662,** Jamie DeSousa seconded the motion, this motion passed unanimously. 5-0

- d. **38 Duane street, Map 2, Lot 33 198-18: Variance request for 19' on front yard setback of a requires 20' and 11 Variance request front yard (short street) of a requires 20'. Also, Special permit request for an accessory structure.**

owners, Glenn Gabbard and Ruth-Ann Rasbold were present and explained the concept of the plan and that they will be residing in the residence with their adult daughter whom has severe

physical disabilities for they are looking to make certain renovations to the home, so it is more accessible for their daughter.

Josh _ architect newton mass small cape with additions put on it over years basic footprint and the original cape here with front and rear additions then to add to front for ramp and an egress ramp existing and proposed plans compared setbacks that are dealing with are actually paper streets. He explained there's only one house on the other side and that they are keeping living dining area but slightly extending it , accessory dwelling with modest kitchenette with bedroom with egress ramp in which explained with pictures.

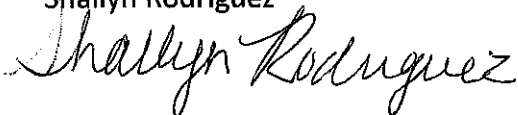
Joe Borelli explained that he is part of the disability commission in which he has a few thoughts about the project, he questioned whether they will be living in this home year-round, in which they explained yes. Mr. Borelli also questioned the covered areas for protection, in which he was happy to see.

Al Silva made a motion to approve **38 Duane street, Map 2, Lot 33** seconded by Ken Kendall, this motion passed unanimously.5-0

2. **BILLS:** signed before meeting.

Albert Silva made a motion to a adjourn meeting at 6:28 seconded by Francis Cox, this motion passed unanimously.

Respectfully Submitted,
Shallyn Rodriguez

A handwritten signature in cursive script that reads "Shallyn Rodriguez". The signature is written in dark ink and is positioned below the typed name.