



RECEIVED
TOWN ENGINEER

2021 NOV 17 A 8:52

FAIRHAVEN,
MASS.

Board of Appeals

TOWN HALL 40 Center Street Fairhaven, MA 02719

MEETING NOTICE – Board of Appeals

PLACE OF MEETING: Town Hall – Banquet Room

Join Zoom Meeting

<https://zoom.us/j/94115137952?pwd=MXpoVWpKTFBEUmluT1pWSCtiVzJCQT09>

or call 1-929-205-6099

Meeting ID: 941 1513 7952

Passcode: 361259

DATE AND TIME: Thursday, December 2, 2021 at 6:00 p.m.

MEETING: Public Hearing In-Person in Banquet Room or via Zoom

ADMINISTRATIVE BUSINESS

Quorum/Attendance

- Acceptance of Minutes – October 5, 2021

II. PUBLIC HEARINGS:

1. Administrative Appeal by Fairhaven Shipyard – re: 7 Union Street. REF#: ZBA-AA 01: Seeking reversal of zoning determination by the Town of Fairhaven Building Commissioner dated February 20, 2020. (Application attached) – **Continued** from April 7, 2020, May 5, 2020, June 2, 2020, July 7, 2020, August 11, 2020, September 2, 2020, December 1, 2020, August 3, 2021, September 7, 2021, October 5, 2021 and November 2, 2021. **Previously continued to December 2, 2021.**

2. Administrative Appeal by A1 Crane – re: 86-88 Middle Street. REF#: ZBA-AA-02: Administrative Appeal from a letter dated April 7, 2020 from the Building Commissioner stating that the operation on the site is in violation of the Mixed-Use zoning regulations. (see attached-Exhibit 3) – **Continued** from December 1, 2020, August 3, 2021, September 7, 2021, October 5, 2021 and November 2, 2021. **Previously continued to December 2, 2021.**

3. REF#: ZBA-2022-009: 123 Weeden Road. Applicant and Owner: Aguiar, Kyle. The applicant seeks a finding from the Board that the existing non-conforming structure may be extended to include a proposed 1,200 sq ft addition; and that the alteration is not substantially more detrimental than the existing non-conforming use to the neighborhood pursuant to MGL 40A, Section 6. – Continued from October 5, 2021 and November 2, 2021. **Previously continued to December 2, 2021.**

4. REF#: ZBA-2022-022: 184 Balsam Street. Applicant and Owner: Robert and Karen Sullivan Applicant seeks a construct a dock greater than 75 feet in length due to shallowness of docking area pursuant to Zoning By-Law 198-32.2©(3)(a) – Docks and Piers.

5. REF#: ZBA-2022-023: 17 Studley Street. Applicant and Owner: Michael Rotondo. Applicant seeks a Special Permit for garage conversion for the purpose of an in-law suite, pursuant to Zoning By-Law 198.16.

6. REF#: ZBA-2022-024: 2 Elliot Lane. Applicant and Owner: Sandra Gifford. Applicant seeks a Special Permit for an addition, two floors for the purpose of an in-law suite, pursuant to Zoning By-Law 198-16.

7. REF#: ZBA-2022-025: 2 Oxford Street. Applicant and Owner: 2 Oxford Street, LLC. Applicant seeks:

(1) Special Permit, pursuant to Zoning By-Law 198-32.2, for a proposed 70' fixed pier, 30' gangway and four (4) floats totaling 2500 sq. feet;

(2) Variance from 198-32.2 C. 3(b) to exceed the 150' maximum pier length to the proposed 215' length;

(3) Variance from 198-32.2 C. 7 to exceed the 300 sq. ft. total area of any and all floats to the proposed four (4) floats with 1500 sq. ft. of area;

(4) Variance from 198-32.2 C. 8 for an increase from the maximum quantity of boats not to exceed two (2) as the four (4) floats will accommodate several boats.

8. REF#: ZBA-2022-026: 149 Pleasant Street. Applicant: Adam Perry. Owner: Adam and Nancy Perry. Applicant seeks a finding from the Board that the existing non-conforming structure may be extended to include a proposed 13' x 12' three season room on the existing deck; and that the alteration is not substantially more detrimental than the existing non-conforming use to the neighborhood pursuant to MGL 40A, Section 6.

9. REF#: ZBA-2022-027: 182 Ebony Street. Applicant and Owner: Enrico G. and Linda M. Picozza. Applicant requests: (1) Special Permit pursuant to Section 198.21 (d) to demolish existing and construct a single-family dwelling with 1,630 sq. ft.; and

(2) Variance pursuant to Zoning By-Law 198-9, requesting a Variance from required front setback to Ebony Street of 30 feet to 20.5 feet.

10. REF#: ZBA-2022-028: 44 Capeview Street. Applicant and Owner: John DeSimas. Applicant seeks a finding from the Board that the existing non-conforming structure may be extended to include a proposed 20' x 10' three season room on the presently existing deck measuring 4' x 6'; and that the alteration is not substantially more detrimental than the existing non-conforming use to the neighborhood pursuant to MGL 40A, Section 6.

III. NEW BUSINESS:

1. The next monthly meeting of this Zoning Board of Appeals will take place on Tuesday, January 4, 2022.