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TOWN OF FAIRHAVEN

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## Board of Appeals

Town Hall • 40 Center Street • Fairhaven, MA 02719

### MEETING NOTICE

Join Zoom Meeting

<https://zoom.us/j/94115137952?pwd=MXpoVWpKTFBEOmluT1pWSCtiVzJCQT09>

or call 1-929-205-6099

Meeting ID: 941 1513 7952

Passcode: 361259

DATE AND TIME: Tuesday, April 5, 2022 at 6:00 p.m.  
MEETING: Public Hearing In-Person in Banquet Room or via Zoom

#### I. ADMINISTRATIVE BUSINESS

Quorum/Attendance

Acceptance of Minutes – March 1, 2022

#### II. PUBLIC HEARINGS:

1. REF#: ZBA-2022-022: 184 Balsam Street. Applicant & Owner: Robert and Karen Sullivan. Applicant seeks a Variance to construct a dock greater than 75 feet in length due to shallowness of docking area pursuant to Fairhaven Zoning Bylaw 198-32.2(3)(a). **Continued from December 2, 2021.**
2. REF#: ZBA-022-023: 2 Elliot Lane, Map 12, Lots 196-198. Applicant & Owner: Sandra Gifford. Applicant seeks a Special Permit under the Fairhaven Bylaw 198-16, to construct a two-floor addition, for the purpose of an in-law suite of approximately 1,400 square feet. **Continued from December 2, 2021.**
3. REF#: ZBA-022-008: 5 Billys Way, Map 29A, Lots 185-186. Applicant & Owner: Sharon Simmons. Applicant seeks (1) Variance to construct accessory structure greater than 20 feet in height, pursuant to Fairhaven Zoning Bylaw 198-22 (2) and; (2) Variance to construct accessory structure in the front yard, pursuant to Fairhaven Zoning Bylaw 198-22 (3). **Please note: The applicant will need a Variance from the Building Board of Regulations and Standards to construct a detached accessory structure in excess of 100 sq ft in the FEMA Velocity Zone.**

4. REF#: ZBA-022-009: 55 Orchard Street, Map 28B, Lots 410 & 411. Applicant & Owner: Despina Moran-Devlin. Applicant seeks (1) an appeal of the Building Commissioner's Stop Work Order dated 11/15/21 and; (2) a finding from the Board under MGL 40A, Section 6, for expansion of an existing nonconforming use to construct a 22'.8"x 18'.7" carport and 37'.5"x9'.5" deck, and that the additions are not more substantially detrimental than the existing nonconforming use to the neighborhood. **Please note: The Board awaits the submittal of an instrument survey from a registered land surveyor to confirm that the proposed setbacks are conforming to the Zoning Bylaw 198-18: Intensity of Use Schedule.**
5. REF#: ZBA-022-010: 3 Bass Creek Road, Map 43C, Lots 40-42, Applicant & Owner: Karen Cabral. Applicant seeks a Special Permit for a mobile home stored or occupied on the property, pursuant to Fairhaven Zoning Bylaw 198-28.
6. REF#: ZBA-022-011: 29 Winsegansett Avenue, Map 42A, Lot 148. Applicant: Taylor Bradford. Owner: Henry Bradford III. Applicant seeks a Special Permit for home occupation contractor services, pursuant to Fairhaven Zoning Bylaw 198-23.
7. REF#: ZBA-022-012: 89 Akin Street, Map 30B, Lot 54, Applicant & Owner: Daniel Pounds. Applicant seeks Variance from the minimum rear setback of 30 feet to the 21 feet proposed, for the construction of a single-family home, pursuant to Fairhaven Zoning Bylaw 198-18.
8. REF#: ZBA-022-013: 481 Sconticut Neck Road, Map 29, Lot 27. Applicant: Christopher Saunders. Owner: Antone Arruda. Applicant seeks (1) Variance to create two buildable lots, pursuant to Fairhaven Zoning Bylaw 198-17B, which states no existing lot shall be changed in size or shape, except through a public taking or except where otherwise permitted herein, so as to result in violation of the requirements set forth and; (2) Variance from the minimum required frontage of 140 feet to the 77.5 feet proposed, pursuant to Fairhaven Zoning Bylaw 198-18.
9. REF#: ZBA-022-014: 148 Main Street, Map 12, Lot 12A. Applicant & Owner: Diane Tomassetti. Applicant seeks Special Permit to construct a timber pile supported pier with a gangway and a float, pursuant to Fairhaven Zoning Bylaw 198-32.2.