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FAIRHAVEN,
MASS.

Board of Appeals

Town Hall • 40 Center Street • Fairhaven, MA 02719

MEETING NOTICE

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: Tuesday, May 3, 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 – April 5, 2022

II. PUBLIC HEARINGS:

1. REF#: ZBA-2022-022: 184 Balsam Street. Applicant & Owner: Robert and Caryn Sullivan. Applicant seeks (1) 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(C)(3)(a) and (2) a Variance to construct a gear lift on the side of the dock, pursuant to Fairhaven Zoning Bylaw 198-32.2(5), which states setbacks for any dock and/or pier, and associated floats, shall be 25 feet to side property lines as measured along the shoreline. – *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) a Variance to construct accessory structure greater than 20 feet in height, pursuant to Fairhaven Zoning Bylaw 198-22(2) and; (2) a 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. – Request to Withdraw without prejudice

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, § 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. – Continued from April 5, 2022.**
5. REF#: ZBA-022-015: 1 Windy Way, Map 19, Lot 019. Applicant & Owner: Jillian Masse. Applicant seeks Special Permit to authorize housing chickens on the property in an RB district, and not to exceed 12 chickens, pursuant to Fairhaven Zoning Bylaw 198-16.
6. REF#: ZBA-022-016: 6 Turner Avenue, Map 2, Lot 233. Applicant & Owner: Sandra & Pedro Ferreira. Applicant seeks a finding from the Board under MGL 40A, § 6, to allow an increase of area of a nonconforming use and to raise the existing house & shed and construct a new home on a flood zone-compliant foundation, and that the additions are not more substantially detrimental than the existing nonconforming use to the neighborhood.
7. REF#: ZBA-022-017: 19 Atlas Street, Map 6, Lot 47. Applicant: Scott Henriques. Owner: Michael & William Henriques. Applicant seeks a finding from the Board under MGL 40A, § 6, to allow an increase of area of a nonconforming use and to construct a 1,090 square foot addition, a 629 square foot attached garage, and that the additions are not more substantially detrimental than the existing nonconforming use to the neighborhood.
8. REF#: ZBA-022-018: 14 Harborview Avenue, Map 2, Lot 172. Applicant & Owner: Brian & Jennifer Dupras. Applicant seeks a finding from the Board under MGL 40A, § 6, to allow an increase of area of a nonconforming use and demolish a 936 square foot, 1.5 story, single-family residence, and construct a new 3,328 square foot single-family residence on flood plain-compliant foundation, including site work and utilities, and that the additions are not more substantially detrimental than the existing nonconforming use to the neighborhood.