



Board of Appeals

Town Hall • 40 Center Street • Fairhaven, MA 02719

MEETING NOTICE

Join the 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 7, 2024, at 6:00 p.m.
MEETING: Public Hearing In-Person at Town Hall or via Zoom

On March 24, 2023, the bill to extend Open Meeting Law regulations governing remote participation has passed MA legislation and been signed by the Governor. This bill will allow remote and hybrid meeting options for public bodies through March 31, 2025.

Pursuant to an amendment to Town Bylaw Chapter 50 § 13, all government meetings are available through web/video conference and are recorded.

I. ADMINISTRATIVE BUSINESS

1. Quorum/Attendance
2. Acceptance of the April 2, 2024, meeting minutes
3. Building Commissioner's Proposed Procedure Changes for Approved Petitions

II. PUBLIC HEARINGS:

1. REF#: ZBA-023-029: 3 Birchfield Street, Map 24, Lot 280. Applicant: Brian Slowik Owner: Slowik Family Trust. Applicant seeks a Special Permit for storage of a mobile home and for occasional occupation longer than forty-eight (48) hours consecutively, pursuant to Fairhaven Zoning Bylaw 198-16 Use Regulation Schedule, footnote 8. In accordance with Fairhaven Zoning Bylaw 198-8 Special Permit, A. this permit shall be subject to additional conditions, safeguards and limitations on time, space, and use as the board may reasonably require. — *Continued from September 5, 2023, Last continued from April 2, 2024, Applicant requests to be continued to the July 2, 2024 meeting.*
2. REF#: ZBA-024-005: 11 Fishermans Road, Map 43A, Lots 186, 187, and 188. Applicant: Lev Bronstein Owner: Lev Bronstein and David A. Hirsh. Applicant seeks a finding from the Board under MGL 40A, § 6, to allow an increase of area of a nonconforming use by replacing the existing single-family residence and shed with a new 2,188 sq. ft. two-story single-family residence with the addition of an 810 sq. ft. semi-detached garage, and that the addition is not more substantially detrimental than the existing nonconforming

use to the neighborhood. — *Last continued from April 2, 2024, Applicant requests to be withdrawn without prejudice.*

3. REF#: ZBA-024-009: 29 Nakata Avenue, Map 43, Lot 119. Applicant and Owner: 29 Nakata Ave. Realty Trust. Applicant seeks 1. A 3.75 ft. Variance for the construction of a new 26 ft. by 42 ft. single-family residence on a flood zone compliant concrete pile foundation to be 38.75 ft. in height as compared to the maximum 35 ft., pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule, and 2. An 8 ft. Variance for the north side setback to be 12 ft. as compared to the minimum 20 ft. setback, pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule, and 3. A 7.5 ft. Variance the south side setback to be 12.5 ft. as compared to the minimum 20 ft. setback, pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule, and 4. A 20.5 ft. Variance for the rear setback to be 9.5 ft. as compared to the minimum 30 ft. setback, pursuant to Fairhaven Zoning Bylaw 198-18 Intensity of Use Schedule. — *Continued from April 2, 2024.*