

ZONING BOARD OF APPEALS
781-982-1200

Minutes
June 13, 2013
Cotter Room
7:00 p.m.

Members Present: James Haney, Chairman, Lisa Bezanson, William Mullen, John Shepard, Marshall Adams, Building Inspector/Zoning Enforcement Officer

7:00 p.m. Re-organization: Mrs. Bezanson nominated Mr. Haney for Chair, seconded by Mr. Mullen, unanimous. Mr. Mullen nominated Mrs. Bezanson as Vice Chair, seconded by Mr. Haney, unanimous.

7:00 p.m. Petition of Kevin Crowley, 7 Fairway Lane, Pembroke, for: a special permit to construct a duplex condominium at 811 Brockton Avenue, under Abington Zoning By-Laws Sec. 175-21A(2). The property is located on Assessors Plan 4, Plot 14A, in the Highway Commercial Zone. Voting members: James Haney, William Mullen, John Shepard. Mrs. Bezanson made the disclosure that she, her husband and their company have done business with Mr. Crowley and the Russell Wheatley Company in the past, but have no interest in this petition.

Sewer advisory – there is no capacity at the present time. Paul and Kevin Crowley – there had been a previous filing on this property, and there is a permit extension in place, so the decision is still valid. Sewer has been brought to the property. There was a question on capacity. The Crowleys will talk to John Stone. They were told that if he brought it to the property, he would be able to connect.

Open to floor with no comments and back to table. Mr. Crowley would like to withdraw without prejudice as previous petition is still valid. Motion by Mr. Mullen to allow petitioner to withdraw without prejudice, seconded by Mr. Shepard, unanimous.

7:05 p.m. Petition of Daniel Otto, Jr. for Stafford & Lisa Lackey, 105 Park Avenue, Abington, for: a 20' rear setback variance/finding to remove existing 8' x 8' deck and replace with 12' x 12' screened-in porch at 105 Park Avenue, under Abington Zoning By-Laws Sec. 175-29 and MGL 40A Sec. 6. The property is located on Assessors Plan 32, Plots 31, in the R-30 Zone. Voting members: Lisa Bezanson, William Mullen, John Shepard.

They are proposing to take off an 8' x 8' deck and adding 12' x 12' screened in porch. Building Inspector felt it was pre-existing nonconforming, falls under finding, not more substantially detrimental. Mr. Shepard – there isn't really a backyard, didn't think it was detrimental. No opposition.

Motion by Mrs. Bezanson to approve finding , not substantially more detrimental than existing structure and use in the neighborhood , seconded by Mr. Mullen, unanimous.

7:10 p.m. Petitions of Victor Cimino, 267 N. Quincy Street, Abington, for: variances to build a 28' x 40' home behind existing home, tearing down original house when new dwelling is completed at 267 N. Quincy Street, under Abington Zoning By-Laws Sec. 175-14 and 175-21-A-1. The property is located on Assessors Plan 34, Plots 10, in the Highway Commercial Zone.

Mr. Cimino was unable to attend due to family medical emergency. Meeting is continued to July 11th.

Meeting adjourned at 7:25 p.m.

Respectfully submitted,

Nancy Hurst