

TOWN OF MATTAPOISETT
BOARD OF APPEALS

Application of)
Christian McCullough)
25 Cedarcrest Avenue)
Mattapoisett, MA 02739) BOA CASE #1173
relating to property located)
at 25 Cedarcrest Avenue)

RECORD OF PROCEEDINGS

The public hearing in BOA Case #1173 was called to order by Chairperson Chase on May 20, 2010. Chairperson Chase explained the practice and procedures of the Board. Chairperson Chase stated that the members of the panel to hear and determine this case were Chase, Brogan, Akin, Milott and Vaitses. Board member Akin read the application as filed with the Town Clerk on April 16, 2010.

The applicant was present at the hearing and addressed the Board in his request for a Special Permit. Mr. McCullough stated that he would like to elevate his existing dwelling, deck and front steps to the required flood plain height and also add a new deck and stairs.

The applicant's property is shown on Plot 5A, Lot 27 on the Assessors Map. It contains approximately 19,350 square feet in area with frontage of 100 feet. The lot and dwelling are located in the Waterfront 30 (W-30) Zoning District and are lawfully non-conforming. It is further recorded in the Plymouth Registry of Deeds Book 4162, Page 153.

The Building Inspector, Andrew J. Bobola was present at the hearing and stated that this is a very simple project, well done and the proposed deck and stairs are very minimal.

There were no other abutters present at the hearing who spoke either in favor or in opposition

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to the proposal. The Board did receive written correspondence from Paul W. Smith an abutter in favor of the proposal.

The following Exhibits were entered into the record during the public participation phase of Board of Appeals Case #1173:

Exhibit "A" – Site Plan

Exhibit "B" – Assessors Map

Exhibit "C" – Assessors Field Card

Exhibit "D" – Conservation Commission Approval

Exhibit "E" – Elevations & Construction Plans

Exhibit "F" – Photographs

Exhibit "G" – Letter from Paul W. Smith in support of the project

The public participation phase of Board of Appeals Case #1173 closed to testimony at 7:05 P.M. The deliberation phase of Board of Appeals Case #1173 opened at 7:49 P.M. and after discussion and upon motion duly made and seconded, the Board voted unanimously to GRANT the Special Permit to the applicant.

The Board members found that this proposal will not be detrimental to the neighborhood nor the Town and will be in keeping with the intent of the Zoning By-Laws. Further it will have no adverse effects on the social, economic or community needs in accordance with Sections 7.2.2.2.1 through 7.2.2.2.7 of the Zoning By-Laws.

Chairperson Chase stated that Board of Appeals Case #1173 would be continued to Wednesday, May 26, 2010 for the sole purpose of signing a written Decision.

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On Wednesday, May 26, 2010 Chairperson Chase called to order BOA Case #1173 and all members being present they proceeded to sign the written decision in the form presented.

The hearing adjourned at 6:00 P.M.

Chairperson

Jeffrey R. Chase