

TOWN OF MATTAPOISETT
BOARD OF APPEALS

Application of)	
Robin Govonlu)	
12 Silver Shell Avenue)	
Mattapoisett, MA 02739)	BOA CASE #1174
relating to property located)	
at 12 Silver Shell Avenue)	

RECORD OF PROCEEDINGS

The public hearing in BOA Case #1174 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 not present at the hearing but was represented by Christian McCullough, contractor of record, who addressed the Board in her request for a Special Permit in order to construct a one-car garage. Mr. McCullough stated that his customer would like to construct a very small garage on her property. The square footage of the proposed one (1) car garage would only be 303 square feet and have 8 feet wide doors. Mr. McCullough stated that the new owners of this property are in need of additional parking space and are proposing the addition of this small, one car garage. The proposed garage will encroach slightly into the 10 foot sideline setback. Exhibit "A" of the file which is the site plan depicts all the setbacks in the construction of this garage.

The applicant's property is shown on Plot 5A, Lot 204 on the Assessors Map. It contains approximately 10,326 square feet in area with frontage of 69.55 feet. The lot and dwelling are

TWO

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 13283, Page 151.

The Building Inspector, Andrew J. Bobola was present at the hearing and stated that this is a very minimal size garage and good project.

Andrea Shanley, an abutter spoke in favor o the proposal. There were no other abutters present at the hearing who spoke either in favor or in opposition to the proposal.

The following Exhibits were entered into the record during the public participation phase of Board of Appeals Case #1174:

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

The public participation phase of Board of Appeals Case #1174 closed to testimony at 7:16 P.M. The deliberation phase of Board of Appeals Case #1174 opened at 7:51 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

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THREE

through 7.2.2.2.7 of the Zoning By-Laws.

Chairperson Chase stated that Board of Appeals Case #1174 would be continued to
Wednesday, May 26, 2010 for the sole purpose of signing a written Decision.

On Wednesday, May 26, 2010 Chairperson Chase called to order BOA Case #1174 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