

Zoning Board of Appeals – Minutes

April 4, 2023

Location: Town Hall Hearing Room

Time: 6:00 to 7:00pm

Board Member Attendees: Tony Carmo Chairman, Meghan Connolly Member, Lucas Tourgee Alt Member & Marc Oliviera Member

Board Member Out: None - The board had a quorum.

Attendees: John McCaffery, Kenneth MCauliffe, Atty. Jeff Sill, Abutter- Virginia Starvish, & Atty. Mark Bobrowski

Topic	Discussion:
Mail & Minutes	<p>6:05pm- Tony Carmo opened up the meeting, introduced himself and the Board members that were present.</p> <p>The meeting minutes from 3/7/23 were reviewed by the Board. L. Tourgee made a motion to accept the minutes as read M. Connolly seconded.</p> <p>Bills: None</p> <p>Correspondence: None</p> <p>No other New Business came in front of the Board at this time.</p>

John McCaffery/
Kenneth Mcauliffe
16 Riverside Dr.
Map 8 Lot 98-
40A Public Hearing

6:07pm-Chairman Tony Carmo opened the 40A Public Hearing for John McCaffery/Kenneth Mcauliffe, 16 Riverside Dr. Map 8 Lot 98 requesting a Variance and a Special Permit. The newspaper ad ran in the Taunton Daily Gazette on 3/17/23 & 3/24/23. All certified mailings were mailed out to the abutters. The Newspaper article was read into the record The Chairman stated the voting members would be himself, Marc Oliviera, & Meghan Connolly. One abutter was present. The applicants John McCaffery & Kenneth Mcauliffe were present. Their Attorney Jeff Sill was also present. The Chairman read the newspaper article into the record. Mr. Kenneth Mcauliffe came in front of the Board and introduced himself. He went over the plans with the Board. He told the Board the Special Permit would be for the new construction. The variance would be for the left side yard setback. The setback will be 10.8ft instead of the required 15ft. He told the Board he feels it will be an improvement compared to the existing structure. The old cesspool will be replaced with a new septic system. The land will be built up. He feels it will be a major improvement to the neighborhood. J. McCaffery told the Board it is just a small relief they need. They will not be encroaching on the house next door. There will be better parking. All further discussed. The Chairman opened the Hearing to the abutters with any questions. Virginia Starvish of 22 Riverside Dr. asked how many feet the new home will be to Mr. Darosa's property. K. Mcauliffe said the new house will be about 10ft. from Mr. Darosa's house. The grade of the land will be raised, it will be on the same elevation as the neighbor's yard. Ms. Starvish asked if there would be a retaining wall. The issue she has is that her house may get flooded out faster. K. Mcauliffe explained he has been approved by Conservation Commission and other boards as far as the party of the property by the water. Everyone reviewed plans further. The slope of the land will be pitched down, they are not building a sea wall. There is a jetty back there, but no one knows who owns it, but it is not part of 16 Riverside Drive. J. McCaffery told Ms. Starvish if she sees them there at the property to stop by any time with any questions. Atty. Mark Bobrowski introduced himself to everyone. He told them he has worked for the Town and Boards for 25 years. He explained the situation to the Board and everyone that was present. This is a pre-existing nonconforming single family home. The setbacks are as followed: 6.8ft to the north, 4.2ft from the road, and 20ft from the south. The home is to be demolished, making the setbacks better than before. A variance will be needed for the setback 10ft to the south needs to be 15ft that is a new non-conformity. He further explained 40A Sec 10 the Board needs to find a special find, hardship. The shape of the lot is narrow, hardship is the size of the home. M. Oliviera made a motion to close the hearing. L. Tourgee seconded. The Board further discussed. L. Tourgee told the Board he felt due to the shape of the lot, that would be the only place to put the house on that lot and he thought the plans looked good. They all felt it would be improving the lot and upgrading the systems. There is a narrowness to the lot and a narrow structure. L. Tourgee made a motion to approve the variance due to the unusual shape of the lot. M. Oliviera seconded. M. Oliviera made a motion to approve the Special Permit. L. Tourgee seconded. Atty. Mark Bobrowski will be writing both the Special Permit and Variance decisions.

All Motioned the next meeting date TBD @ 6:00pm

Motion to adjourn was made by L. Tourgee @ 6:32pm

Signatures

1.



2.



3.

