



approved
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CARVER ZONING BOARD OF APPEALS MINUTES OF April 18, 2017 MEETING Room 4 – 7:00 p.m.

Present: Stephen G. Gray, Chairman; Members Frances Mello; Steven Maynard; Eric Mueller and James Nauen. Sharon Clarke, Vice-Chairperson, was absent tonight. Also present: Marianne MacLeod, Recording Secretary.

Chairman, Mr. Gray, opened the meeting at 7:00 P.M.

PUBLIC HEARING

Petitioner: Mark and Elena Mari are requesting variances pursuant to Sections 2300 and 2320 of the Carver Zoning by-law, for property located at 7 Dunham Street in Carver, MA (Assessors Map 57-Lot 3-122) in order to build a garage and addition within the minimum setbacks in a Residential Agricultural District, on a pre-existing, non-conforming lot.

GENERAL OVERVIEW

Mr. Gray read the Application of the Petitioners explaining why they were requesting zoning relief. The Petitioner, Mr. Mari, testified that the project would involve the construction of a garage with family room, master bedroom, and bathroom upstairs. Mr. Mari brought some pictures to share with Board members as well as plans for the addition.

Upon further review by the Board, it became apparent that the Petitioners would need two variances -- front setback and rear setback.

Ms. Mello said she would like to visit the neighborhood. Mr. Nauen said he preferred to see it as well.

Mr. Nauen stated that six green cards from the registered mailing notifications appeared to be missing. Mr. Nauen will check with the Building Department staff to determine if they have any other cards with regard to this matter.

The Petitioners' neighbor on the side where the proposed addition is to be located, Ms. Debbie Johnson, spoke and said she supports the Petitioners' plan.

The Board decided it would conduct a site walk at the subject property on Saturday, April 22nd at 9:00 A.M.

A motion was made to continue the Hearing by Mr. Nauen and seconded by Mr. Maynard, and voted unanimously.

A continued Hearing will be scheduled for Tuesday, May 23, 2017 at 7:00 P.M., subject to possible date change after the site walk.

Mr. Gray and other Board Members observed that the shape of the lot was unusual, as the property is located on a cul de sac that is curved around the front property line of the Petitioners.

MINUTES:

Approval of the meeting minutes of October 27, 2016 was tabled at this time. These minutes will be reviewed at the next meeting on May 23, 2017.

ADJOURNMENT:

Mr. Maynard made a Motion to adjourn at 7:42 P.M., seconded by Mr. Nauen and voted unanimously.

Stephen G. Gray, Chairman