

**TOWN OF REHOBOTH
ZONING BOARD OF APPEALS
MINUTES OF 2/16/2017**

RECEIVED
19 JAN 11 AM 9:17
OFFICE OF THE TOWN CLERK
REHOBOTH, MA

A regular meeting of the Zoning Board of Appeals was held on 2/16/2017, at the Gladys L. Hurrell Senior Center, 55 Bay State Road Rehoboth MA. The meeting was called to order at 7:30 P.M. by Chairman DuVally with the following members present: Charles DeBlois Jr., Frank Moitozo and Richard Barrett. Associate member Steve Silva was also present.

A motion was made by Mr. Moitozo, seconded by Mr. DeBlois to appoint Mr. Silva to be a voting member in the absence of Mr. O'Hern.

File# 796 – Richard and Madeline Linck

Mr. Moitozo made a motion to open the public hearing for file # 796, seconded by Mr. DeBlois. Motion carried unanimously in a roll call vote. Mr. and Mrs. Linck have applied for a Variance to construct an addition to the existing dwelling located at 105 Summer Street, Rehoboth, MA.

Mr. Linck testified that the addition would be a 9 X 10 foot office / closet attached to the existing house and the use of the property would not change. They are requesting a Variance for a 22 foot front yard setback. They explained the need for the requested relief.

No one spoke in favor or against.

A motion was made by Mr. Moitozo and seconded by Mr. DeBlois to close the public hearing.

After some discussion, a motion was made by Mr. DeBlois and seconded by Mr. Moitozo to grant the requested 22 foot front yard setback variance. The motion passed on a unanimous roll call vote. The Findings will be completed and circulated for approval prior to the next meeting.

File# 797 – Christopher and Faye LeBlanc

Mr. Moitozo made a motion to open the public hearing for file # 797, seconded by Mr. Barrett. Motion carried unanimously in a roll call vote. Mr. and Mrs. LeBlanc have applied for a Special Permit to secure a Kennel Permit for an in home dog boarding service located at 165 Plain Street, Rehoboth, MA.

Mr. and Mrs. LeBlanc indicated that they had purchased the property approximately 6 months ago. They have since constructed boarding rooms in the basement of the house and a fenced enclosure in the yard. They testified that there would be no outdoor kenneling of dogs and the dogs would be transported to the property by themselves and employees primarily but in a rare occurrence by the dog owners. No grooming would be conducted on site.

Abutters from 164, 172 and 157 Plain Street spoke to either ask questions or voice their opposition to granting the Special Permit. The primary concern of the abutters was in regards to the noise and barking generated by the dogs. The applicants indicated that the dogs would be boarded in their home just as their own dogs are now and noise would be limited. They also offered to provide all neighbors with their contact information and asked that they contact them in the event of any questions or problems.

A motion was made by Mr. DeBlois and seconded by Mr. Moitozo to close the public hearing.

After some discussion, a motion was made by Mr. Moitozo and seconded by Mr. Silva to grant the Special Permit with the following conditions;

1. That the applicants obtain a letter from the Town Department of Health that the requested operation meets the requirements of that Department,
2. There be no expansion of the facilities beyond what is constructed at this time,
3. The applicants will facilitate an inspection of the property at the one year anniversary and solicit comments from all abutters, and
4. No grooming activities will be conducted at the facility.

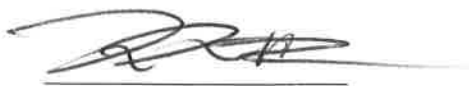
A roll call vote was conducted:

Mr. Silva – Yes, Mr. Moitozo – Yes, Mr. DeBlois – Yes, Mr. DuVally – Yes
Mr. Barrett – No.

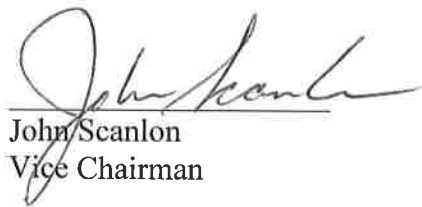
The motion carried. The Findings will be completed and circulated for approval prior to the next meeting.

Mr. DuVally reviewed the Preliminary plans for the Anawan Housing for the Elderly project with the Board.

A motion was made by Mr. DeBlois to adjourn the meeting, seconded by Mr. Moitozo. All voted in favor. The regular meeting was ended at 8:50 P.M.



David Pereira II
Chairman



John Scanlon
Vice Chairman