

Zoning Board of Appeals
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David Pereira - Chairman
John Scanlon - Vice Chairman
Richard Panofsky - Clerk
Richard Barrett
Antonio Oliveira
Raymond Olivier, Assoc. Mbr.
Stephen Silva, Assoc. Mbr.

ZONING BOARD OF APPEALS MEETING
Meeting Minutes – October 21, 2021

Call to order at 6:02 PM by David Pereira, Chairman.

In attendance: Chairman David Pereira; Vice Chairman John Scanlon; Richard Panofsky, Clerk; member Richard Barrett; associate member Raymond Olivier

Guests: Richard and Rebecca Weller

The meeting was held at the Town Offices, 148 Peck Street, Rehoboth, MA.

The agenda was reordered to use time before the public hearing.

Chair Pereira declared Associate Member Raymond Olivier will vote. By roll-call vote, D. Pereira, J. Scanlon, R. Panofsky, and R. Barrett assented.

MINUTES

On a motion by J. Scanlon and seconded by R. Barrett, the minutes of September 16, 2021, were approved as distributed by email and corrected, on a unanimous roll call vote: D. Pereira, aye; J. Scanlon, aye; R. Panofsky, aye; R. Olivier, aye; Richard Barrett, aye.

GENERAL BUSINESS

R. Panofsky mentioned that the Planning Board had "Decibel levels in Zoning Bylaws – Discussion" on their agenda for their meeting the day before. As the matter was important for our committee recently, we might participate as appropriate.

(Added to the Agenda) Harris IV — File #821 — 201 Pleasant Street. Vote on findings. R. Panofsky moved to approve the draft as distributed, J. Scanlon seconded; the motion carried unanimously on a roll call vote: D. Pereira, aye; J. Scanlon, aye, R. Panofsky, aye; R. Olivier, aye; R. Barrett, aye.

PUBLIC HEARINGS AND MEETINGS

File #822 – Weller – 144 Davis Street – Variance. The request is to be allowed to build a garage addition closer than the required 25-foot setback from a side lot boundary. At

6:15, J. Scanlon moved to open the public hearing; R. Panofsky seconded; the motion carried unanimously on a roll-call vote: D. Pereira, aye; J. Scanlon, aye, R. Panofsky, aye; R. Olivier, aye; R. Barrett, aye.

Richard and Rebecca Weller, the home owners, were in attendance. No abutters attended. Chair Pereira explained that the application was incomplete as submitted and that the Board would need additional information before considering a decision. One correction is to indicate a preexisting nonconforming situation involving the small frontage and square footage of the property. Another is to give the dimensions and other details of the proposed building together with dimensions locating it with regard to the boundaries; other constraining details such as the location of well, septic, and drain field could also be shown. The requirements for submissions to the ZBA stipulate "a completed site plan completed by a duly licensed registered engineer or land surveyor." General discussion followed of the kinds of information needed and why. J. Scanlon moved to continue the hearing to the November 18, 2021, meeting. R. Panofsky seconded, and the motion carried unanimously on a roll call vote: D. Pereira, aye; J. Scanlon, aye, R. Panofsky, aye; R. Olivier, aye; R. Barrett, aye.

NEXT MEETING

The next meeting of the Board is scheduled for Thursday, November 18, 2021, 6:00 PM.

ADJOURNMENT

On a motion by R. Panofsky and seconded by J. Scanlon, the Board voted to adjourn at 6:35 by roll call vote: D. Pereira, aye; J. Scanlon, aye; R. Panofsky, aye; aye; R. Olivier, aye, R. Barrett, aye.

Respectfully submitted by Richard Panofsky, Clerk



David Pereira, Chairman



John Scanlon, Vice-Chairman