

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 – February 17, 2022

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Call to order at 6:00 PM by David Pereira, Chairman.

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

Guests: Edward and Maria Perry; William McDonough, Rehoboth Zoning Officer.

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

In the absence of two regular members, the Chair proposed approval of R. Olivier to vote at this meeting. Approved on a roll-call vote, D. Pereira, aye; J. Scanlon, aye; R. Panofsky, aye.

GENERAL BUSINESS

1. 2022 Budget — Discussion and vote. The proposed budget was distributed earlier by email. R. Panofsky raised the question that the line for part-time salary was zeroed. Discussion brought out a plan to delay action in order to clarify this point.

PUBLIC HEARINGS AND MEETINGS

File #824 – Perry – 211 Providence Street – Special Permit. The request is to be allowed to add an in-law apartment to the house. The property has an approved preexisting nonconforming small lot size and short frontage. 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.

Edward and Maria Perry, the home owners, were in attendance. Also attending to support the request was William McDonough. No abutters attended. W. McDonough explained his work with the owners to prepare the proposal. The design is made to avoid extending over the setback boundary limits. R. Panofsky asked why the hand-written number on the plan drawing for the square footage of the existing building is smaller than the dimensions in the town's official property record card. Owner Perry explained that the size of an existing porch has been reduced. This brings the total square footage of the building plus addition to within the limit of 10% of the property size.

J. Scanlon moved to close the public hearing; D. Pereira seconded; the motion carried unanimously on a roll-call vote: D. Pereira, aye; J. Scanlon, aye; R. Panofsky, aye; R. Olivier, aye. Discussion brought out the Board's agreement that the new construction does not make the preexisting nonconforming situation any worse. J. Scanlon moved to approve the special permit requested in File #824 – Perry – 211 Providence Street. R. Olivier seconded and the motion carried unanimously on a roll-call vote: D. Pereira, aye; J. Scanlon, aye; R. Panofsky, aye; R. Olivier, aye.

MINUTES

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

GENERAL BUSINESS, continued

1. 2022 Budget — Discussion and vote — taken up again. D. Pereira explained that there is time-pressure for approving the budget proposal. J. Scanlon moved that the proposed budget be approved, and that we expect a clarification about the salary line. D. Pereira seconded; the motion carried on a unanimous roll call vote: D. Pereira, aye; J. Scanlon, aye; R. Panofsky, aye; R. Olivier, aye.

NEXT MEETING

The next meeting of the Board is scheduled for Thursday, March 17, 2022, at 6:00 PM.

ADJOURNMENT

The Board voted to adjourn at 6:30 on a motion by J. Scanlon, seconded by D. Pereira, and approved unanimously.

Respectfully submitted by Richard Panofsky, Clerk



David Pereira, Chairman



John Scanlon, Vice-Chairman