

**TOWN OF REHOBOTH
ZONING BOARD OF APPEALS
MINUTES OF 6/22/2017**

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REHOBOTH, MA

A regular meeting of the Zoning Board of Appeals was held on 6/22/2017, 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 and Town Council, Attorney Jay Talerman were 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# 798 – Women's Development Corp.(Wdc) – Anawan School Apartments

Mr. DeBlois made a motion to open the public hearing for file# 796, seconded by Mr. Moitozo. Motion carried unanimously in a roll call vote. Wdc has filed an Application for a Comprehensive Permit to construct 36 affordable senior apartments located at 51/55 Bay State Road, Rehoboth, MA.

Mr. Dean Harrison and Ms. Charlotte Davidson presented the application for Wdc. They explained that Wdc has negotiated a 99 year lease with the Selectmen for the property. They will construct 31 single and 5 double occupancy units. They presented additional discussion indicating that there would be 87 total units, 32 existing and 55 new.

The plans are in the initial stages and they still need to conduct Traffic and Civil Peer reviews. A water study has been completed as the facility will be supplied by a public well located at the center of rear property line. An easement will be obtained to provide the necessary Wellhead Protection area. The Senior Center will retain its existing well.

This will be a 55 and older community and there will be a 70% Local residence preference allowed if a local need can be demonstrated. The building design was reviewed based upon the existing plans but an updated plan showing the layout of the units will be developed for further review by the Board.

Upon a motion by Mr. Barrett and seconded by Mr. DeBlois the Board authorized Chairman DuVally to work with Attorney Talerman to identify a local engineer to conduct the Per Review. The motion passed by unanimous vote.

The hearing was then opened to Public comment. Many abutters attended the hearing and voiced their concerns and questions regarding the project. One abutter Veronica Brickley of 52 Bay State Road had multiple concerns and informed the Board that she would present her concerns and questions in writing for the Board to review.

A motion was made by Mr. DeBlois and seconded by Mr. Silva to continue the Public Hearing until the August 17, 2017 ZBA meeting to be held at 7:30. All voted in favor.

There being no further business, a motion was made by Mr. Silva to adjourn the meeting, seconded by Mr. Moitozo. All voted in favor. The regular meeting ended at 9:25 P.M.



David Pereira II
Chairman



John Scanlon
Vice Chairman