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**Rehoboth Zoning Board of Appeals Meeting
Minutes**

**Thursday, January 31, 2019 @ 6PM
55 Bay State Road, Rehoboth, MA 02769**

Call to order 6:02PM by Dave Pereira-Chairman

In attendance: Chairman Pereira, John Scanlon-Vice Chairman, regular members Richard Barrett, Antonio Oliveira and Raymond Olivier. Alternate member Ron Silva. Absent, regular member Richard Panofsky.

GENERAL BUSINESS

1. Discussion with Jay Talerman, town counsel. Atty. Talerman explained local and state laws as they pertain to variances and special permits. Mr. Talerman explained to the board that variances have a very high bar and are rarely granted. Most cases are held up by the courts in favor of the board. Both variances and special permits require a super majority vote to be granted. The attorney also touched on pre-existing, non-conforming special permits and when a variance would be needed in certain cases. Mr. Talerman went thru the various deadlines associated with permit applications. The Board asked to take a look at the findings from 2 recent cases. The attorney agreed to take a look at them and get back to the board with any suggestions.
2. Gene Dumontier-Discussion about the Reserve 40B on Spring St. Mr. Dumontier was represented by Neal Hingorany who explained that they come before the board to get our consent on a change of plans which moves the "Phase Lines". It was explained and agreed to that these new lines don't change plot lines, setbacks etc. Mr. Hingorany explained that they needed the consent of the Board in order to satisfy their lender. On a motion made by Mr. Oliveira and seconded by Mr. Scanlon, the new "Phase Lines" were approved. The vote was unanimous.
3. 2018 Annual Report- A motion to approve the 2018 Annual Report was made by Mr. Oliveira and seconded by Mr. Scanlon was approved unanimously.

MINUTES

The minutes of 1/18/18, 1/30/18, 2/22/18, 6/21/18, 11/29/18 and 12/20/18 were approved unanimously as written on a motion by Mr. Barrett and seconded by Mr. Scanlon.

INVOICES

Invoices from Gate House Media for \$389.16 for legal ads and Fuss & O'Neil \$1958.55 for engineering work at "The Reserve" on Spring St. were approved unanimously on a motion made by Mr. Scanlon and seconded by Mr Oliveira.

CORRESPONDENCE

Chairman Pereira spoke of the 18th Annual CPTC Conference to be held on Saturday, March 16th as well

as Attorney Talerma's consortium on February for Rehoboth board members. Members were made aware of a letter of a town resident complaining about a sign on Barney Ave., near route 6. Mr. Pereira explained that the Board of Selectmen had already addressed the issue and no further action was necessary.

ADJOURNMENT

On a motion by Mr. Scanlon, seconded by Mr. Oliveira the board voted to adjourn at 7:19.


NEXT MEETING

The next meeting of the board is scheduled for Thursday, February 21, 6PM at the Counsel on Aging, 55 Bay State Rd., Rehoboth, MA 02769.

Respectfully submitted by John Scanlon, Vice-Chairman



David Pereira # Chair



John Scanlon Vice-Chair.