

**Zoning Board of Appeals**  
148 Peck Street  
Rehoboth, MA 02769  
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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 – December 16, 2021**

RECEIVED  
22 FEB 18 AM 11:00  
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REHOBOTH, MA

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

In attendance: Chairman David Pereira; Vice Chairman John Scanlon; Richard Panofsky, Clerk; associate members Raymond Olivier and Stephen Silva.

Guests: Neal Hingorany.

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 and S. Silva to vote at this meeting. Approved on a roll-call vote, D. Pereira, aye; J. Scanlon, aye; R. Panofsky, aye.

**GENERAL BUSINESS**

1. The Reserve at Spring Hill — Phase 5 — Discussion and vote. For the Spring Hill Realty Development Company, Neal Hingorany presented the Master Plan document, in the latest revision. The Company is requesting approval of Phase 5. Inspections are scheduled in January. John Scanlon moved approval of Phase Five; S. Silva seconded; and the motion carried unanimously by roll-call vote: D. Pereira, aye; J. Scanlon, aye; R. Panofsky, aye; R. Olivier, aye; S. Silva, aye.
2. 2022 Meeting Dates and Deadlines Schedule — Discussion and vote. D. Pereira read the proposed schedule aloud. J. Scanlon moved approval as written, D. Pereira seconded, and the motion carried unanimously on a roll-call vote: D. Pereira, aye; J. Scanlon, aye; R. Panofsky, aye; R. Olivier, aye; S. Silva, aye.
3. Form M Distribution. D. Pereira announced receipt of a Form M Distribution, for 493 Winthrop Street; he has signed to indicate receipt. (Added to agenda.)
4. File #823 — Barbosa — 46 Locust Ave. — Special Permit. Vote on Findings. R. Panofsky moved to approve the draft as distributed, and J. Scanlon seconded; the motion carried unanimously on a roll call vote: D. Pereira, aye; J. Scanlon, aye; R. Panofsky, aye; R. Olivier, aye; S. Silva, aye.

## PUBLIC HEARINGS AND MEETINGS

File #822 – Weller – 144 Davis Street – Variance. Vote to Withdraw Application. The request was to be allowed to build a garage addition closer than the required 25-foot setback from a side lot boundary. Continued from an original deadline of November 22, 2021. After last month's discussion and continuance, the owners have notified the Board that they will construct their new building entirely within the 25-foot setback, thus requiring no variance. J. Scanlon moved to close the hearing and then accept the withdrawal of the application; S. Silva seconded. The motion carried unanimously on a roll call vote: D. Pereira, aye; J. Scanlon, aye; R. Panofsky, aye; R. Olivier, aye; S. Silva, aye.

## MINUTES

On a motion by J. Scanlon and seconded by R. Panofsky, the minutes of November 18, 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; S. Silva, aye.

## NEXT MEETING

The next meeting of the Board is scheduled for Thursday, January 20, 2022, at 6:00 PM. As there is no business pending and the deadline has passed, it is presumed we will not hold the meeting, unless something comes up.

## ADJOURNMENT

The Board voted to adjourn at 6:10 on a motion by J. Scanlon, seconded by R. Panofsky, and approved by roll call vote: D. Pereira, aye; J. Scanlon, aye; R. Panofsky, aye; R. Olivier, aye; S. Silva, aye.

Respectfully submitted by Richard Panofsky, Clerk

  
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David Pereira, Chairman

  
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John Scanlon, Vice-Chairman