

Zoning Board of Appeals  
148 Peck Street  
Rehoboth, MA 02769  
(508) 252-6891 Telephone  
(508) 252-5342 Facsimile



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 – January 21, 2021**

RECEIVED  
21 JUL - 8 PM 2:49  
OFFICE OF THE TOWN CLERK  
REHOBOTH, MA

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

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

The meeting was held remotely, via Zoom.

With only four regular members present, Chair Pereira declared Associate Member Raymond Olivier will vote.

**GENERAL BUSINESS**

1. The Reserve @ Spring Hill – Duplex Building – Discussion. The plan as currently approved has duplex units mixed in with single units. The builders wish to discuss a modification. Andy Glines of Fuss & O'Neil, participating remotely, reported the first plan as approved by the state was for 200 single family units. A review of the documentation showed a subsequent modification had been approved, for 100 single family units and 50 duplex units. The Builder now prefers the original plan of 200 single family units. Rob Calise, Architectural Consultant for the project, participating remotely, concurred and indicated that state authorities say only local approval is needed. Under the modification, lots for duplexes were to be double-sized, so the change does not affect original definitions of lot sizes. A. Glines clarified that the mixed single-duplex version did not specify anything about the mix of affordable units. D. Pereira proposed that the Committee should conduct a special hearing, and members present concurred.
2. 2020 Annual Report – Vote to Accept. The committee reviewed the draft that was distributed previously by email, including some detail corrections. R. Panofsky moved to approve the draft with those corrections, J. Scanlon seconded; the motion carried unanimously on a roll call vote: Scanlon, aye; Pereira, aye; Panofsky, aye; Olivier, aye; Oliveira, aye.
3. FY22 Budget – discussion/vote to accept. Because some members have not had a chance to review, we will defer this until the next meeting.

## MINUTES

On a motion by J. Scanlon and seconded by A. Oliveira, the minutes of November 19, 2020, were approved unanimously as written, on a roll call vote: Scanlon, aye; Pereira, aye; Panofsky, aye; Olivier, aye; Oliviera, aye.

## NEXT MEETING

The next meeting of the Board is scheduled for Thursday, February 18, 2021, 6 PM, to be held remotely, via Zoom.

## ADJOURNMENT

On a motion by J. Scanlon and seconded by A. Oliviera, the Board voted to adjourn at 6:23 by roll call vote: Scanlon, aye; Pereira, aye; Panofsky, aye; Olivier, aye; Oliviera, aye.

Respectfully submitted by Richard Panofsky, Clerk



---

David Pereira, Chairman

---

John Scanlon, Vice-Chairman