

Zoning Board of Appeals – Minutes

May 3, 2022

Location: Town Hall Annex Conference Room


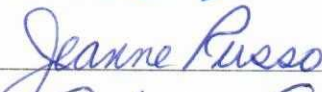
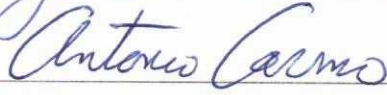
Time: 6:00 to 7:00pm

**Board Member Attendees:** Marcus Baptiste Chairman, Jeanne Russo Member, Tony Carmo Alt Member, Marc Oliviera Alt Member, & Lucas Tourgee Alt Member

**Board Member Out:** None - The board had a quorum.

**Attendees:** William Church, Jarrod Gillis, and Joe Malloch

Topic	Discussion:
Mail & Minutes	<p><b>6:00pm-</b> M. Baptiste opened the meeting by introducing the Board and himself.</p> <p>The meeting minutes from 4/5/22 were reviewed by the Board. L. Tourgee made a motion to accept the minutes as read. J. Russo seconded.</p> <p><b>Bills:</b> A bill for Local IQ (formerly Gatehouse Media) Barry Costa 16 Algerine St. Map 18 Lot 45- Newspaper Ad \$400.96 the ad ran on 3/18/22 &amp; 3/25/22 bill was paid on 4/19/22.</p> <p>An Escrow balance of \$599.04 was paid on 5/3/22 to applicant Barry Costa 16 Algerine St. Map 18 Lot 45, all paperwork in and file closed.</p> <p><b>Correspondence:</b> None</p> <p>Secretary told the Board another application came in for a variance.</p> <p>The Board asked the secretary to set up a zoom meeting with Town Council, they would like to have an Executive Session meeting on a certain matter.</p> <p><b>No other New Business came in front of the Board at this time.</b></p>

<p>William D. &amp; R. Ann Church 14 Forrest St. Map 4 Lot 75- 40A Public Hearing</p>	<p><b>6:05pm</b>- Chairman Marcus Baptiste opened the 40A Public Hearing for William D. &amp; R. Ann Church 14 Forrest St. Map 4 Lot 75 requesting a variance for frontage and a variance for circle diameter to divide an existing lot into two separate lots. The newspaper ad ran in the Taunton Daily Gazette on 4/15/22 &amp; 4/22/22. All certified mailings were mailed out to the abutters and all received back.</p> <p>Mr. William Church and Jarrod Gillis came in front of the Board. An abutter was present. Mr. Baptiste presided. The petition, plan, and the submissions were reviewed by the Board. Chairman Baptiste stated himself, Jeanne Russo, and Tony Carmo will be voting.</p> <p>William Church introduced himself and his soon to be son-in-law Jarrod Gillis to the Board. Mr. Church gave the Board a brief history of the property and the two homes on the lot. Both houses were built legally, in 2004 he got a Special Permit with the Board of Selectmen to build two houses on the one lot. One house was for his parents and the other house was for him and his family. His parents have since passed and now his daughter lives in his parent's home. His daughter is going to purchase the house she is living in, that is why he would like to separate the lot. He would like to separate the one existing lot into two separate lots. Each house will be on one lot. The property is a total of 4 acres with a total of 335 feet of frontage. He told the Board in doing this the town will get more property taxes. The Board all looked over the plans. The lot that will be on the left will be fully compliant with the Zoning By-Laws. Mr. Church explained to the Board he would have liked to have split the lot down the middle, but due to the location of both houses he was not able to do that. That is why he is asking for the variances. The Chairman opened the hearing to the abutters for any questions or comments. Joe Malloch of 2 Carma Ln. told the Board he was in favor of the project. The houses are already existing on the property and there would be no detriment to the neighborhood. He also said the property is big enough with 4 acres of land and the town will benefit from the taxes.</p> <p>T. Carmo made a motion to close the hearing. J. Russo seconded. The Board further discussed. The Board agreed both houses already exist on the property. It is better to have two separate lots with two houses. T. Carmo made a motion to approve the application for the variances as submitted. J. Russo seconded.</p> <p>M. Baptiste told Mr. Church he will now need to go to the Planning Board for a Form A, there is a 20 day appeal period with the ZBA, but to contact the Planning Board to start the process.</p>
	<p>All Motioned the next meeting date will be on May 24, 2022 @ 7:00pm</p>
	<p>Motion to adjourn was made by T. Carmo @ 6:30pm</p>
<p>Signatures</p>	<p>1. </p>
	<p>2. </p>
	<p>3. </p>