



TOWN OF AVON
2015 OCT -5 PM 1:56
TOWN CLERK

ZONING BOARD OF APPEALS

TOWN OFFICES/BUCKLEY CENTER
AVON, MASSACHUSETTS 02322-1496
TEL. (508) 588-0414 - FAX (508) 559-0209

PUBLIC HEARING MINUTES-July, 13, 2015

Case#15-2

**410 Central Street, Avon, MA
Petitioner-Christopher A. Barbour
Owner: Christopher A. Barbour**

The Public Hearing was called to order at 7:55 P.M. by Board Member Kevin Foster

The Public Hearing is the result of the Petition of Christopher A. Barbour, CASE#15-2, 410 Central Street, Avon, Massachusetts

The following were present: Appeal Board Members-Kevin Foster, Gerald Picardi, Edward Mekjian, Charles Comeau, and Peter Crone, Chairman.

Visitors: Christopher A. Barbour, Petitioner and Robert Borden, Town of Avon, Building Inspector.

The members of the board and visitors introduced themselves and the board noted that the Public Hearing Notice(s) had appeared in the Brockton Enterprise Publication Legal section on June 24, 2015 and the Moneysaver Publication on July 1, 2015.

CASE #15-2, 410 Central Street, Avon, Massachusetts

All business conducted regarding this Petition will here and forever be known as Town of Avon, Board of Appeals Case #15-2 and Christopher A. Barbour will be referred to as the "Petitioner"

Notice is hereby given that a Public Hearing will be held in the Town Offices, Town of Avon, Buckley Center- 65 East Main Street, Avon, Massachusetts on July 13, 2015, to hear the following petition(s) requesting a Special Permit/Variance from the Avon Zoning By-Laws.

Case # 15-2, Petitioner, Christopher A. Barbour of 410 Central Street, Avon, Massachusetts request relief in the form of a Special Permit of Section 7-5, (J): "Specific Requirements For Particular Uses by Special Permit" authorizing the conversion and use of a portion of a single family dwelling into separate living quarters for a relative of the owner, and a Variance request Section VI: "Dimensional & Density Regulations" Maximum gross floor area allowed under temporary additional living quarters Special Permit provision (770 S.F. gross floor space allowed, 1150 S.F. +/- gross floor space requested) Variance sought to accommodate need for three car garage/temporary living quarters. At property located and known as 410 Central Street, Avon, Massachusetts.

The Board of Appeals further advised the attendants that all abutters, as certified by the Town Board of Assessors, to the property located at 410 Central Street, Avon, Massachusetts and concerned parties had been notified of the intent of this hearing. All the requirements had been met with reference to notifications, publications, and postings, as mandated by Laws Governing the action of Public Hearings and the Board of Appeals (*Massachusetts General Laws, Ch. 40A § 11*); and, Town of Avon Board of Appeals Procedures for Applicant(s)/Petitioner(s), effective January 1, 2001.

The Board of Appeals advised the attendees of the format of the Public Hearing as follows:

1. Petitioner's Presentation
 2. Comments, Open Discussion, Questions and Answers
 3. Decision and Vote of the Board of Appeals
1. Petitioner's Presentation: Christopher A. Barbour, presented abutters receipts. Stated that the septic was approved by the Board of Health. Mr. Barbour presented Building plans to Board. Mr. Barbour is requesting a Special Permit authorizing the conversion and use of a portion of a single family dwelling into separate living quarters for a relative of the owner and also requesting a Variance sought to increase the square feet of the dwelling unit to accommodate need for three car garage and temporary living quarters. Proposed in existing living space to bump out a window, might make a mud room. Mr. Barbour mentioned that Joseph and Diane Barbour will be named Temporary occupants of house and owner himself will live in new addition.
 2. Comments, Open Discussion, Questions and Answers: The Board of Appeals reviewed the plans. It was discussed. The Board stated that the temporary occupants would need to be named on the permit. Discussion on when a permit expires and explained that it was good as long as situation is the same and if they move out the permit expires. House would also sell as a single family.
 3. Decision and Vote of the Board of Appeals: Kevin Foster made a motion to grant the Special Permit to allow Temporary additional living quarters as specified in Section 7-5, (J) of the Town of Avon By-Laws. This Special Permit expires at the departure of the person or persons for whom the Permit is issued or after 5 years, whichever comes first. This Special Permit shall be issued in the name(s) Joseph and Diane Barbour. This Special Permit shall begin on the Date the Occupancy Permit from the Building Department is issued. Seconded by Gerald Picardi. All in favor. The vote was unanimous.
Kevin Foster made a motion to grant a Variance to allow the increase in square footage from the By-Law specified 770 square foot to 960 square foot. The addition will include an attached 240 square foot deck on the rear. Seconded by Edward Mekjian. All in favor. The vote was unanimous.

VOTED: to grant the Special Permit and Variance, as stipulated.

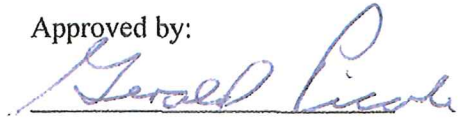
ADJOURNMENT: Motion was made by Kevin Foster to adjourn the Hearing known as Board of Appeals Case #15-2. Motion was seconded by Edward Mekjian, and it was unanimous.

Approved by:

A handwritten signature in black ink, appearing to read "Peter Crone", written over a horizontal line.

Peter Crone, Chairman

Approved by:

A handwritten signature in blue ink, appearing to read "Gerald Picardi", written over a horizontal line.

Gerald Picardi, Clerk