Chairman Darrin DeGrazia, Dr. Edward Braun, Liz Elgosin, and Jack Healey were present.

7:30 P.M. Minutes

Upon a motion made by Liz Elgosin and seconded by Jack Healey, the board
VOTED: to approve the minutes of April 25, 2019.
Chairman Darrin DeGrazia, Dr. Edward Braun, Liz Elgosin and Jack Healey were in favor. (4-0)

7:30 P.M. Christopher Thomas - 3 Paradise Lane

Chairman Darrin DeGrazia read into the record the legal advertisement and declared the hearing open.

Chris Thomas informed the board that he would like to have an accessory apartment in the basement of his home, for his mother-in-law, at 3 Paradise Lane. The board reviewed the plans submitted.

Jack Healey read into the record the following letters: letter dated April 24, 2019, from Robert Whalen, Building Commissioner; letter dated April 12, 2019, from Leeann Bradley, Town Planner; letter dated April 11, 2019, from Christopher Peck, DPW Director; letter dated April 11, 2019, from Michael Bumpus, Water Superintendent and a letter dated April 11, 2019 from Robert Buker, Health Officer.

Dr. Edward Braun asked who would be living in the accessory apartment. Chris Thomas said his mother-in-law Susan Rosselle.

Chairman Darrin DeGrazia asked if anyone would like to be heard on this matter. Hearing no comments Chairman Darrin DeGrazia closed the hearing and called for a motion.

Upon a motion made by Dr. Edward Braun and seconded by Liz Elgosin, the board
VOTED: to approve the petition of Christopher Thomas, 3 Paradise Lane, Middleborough, MA 02346 relative to his request to allow for a special permit for an accessory apartment located in the basement of the existing dwelling to be occupied by his mother-in-law. The subject property is located at 3 Paradise Lane, Middleborough Assessor’s Map 102, Lot 1111. This is approved subject to the following stipulations:
1. This is limited to Susan Rosselle. In the event she no longer resides there the applicant shall come back to this board before it can be used in any other manner than a single family dwelling.

Chairman Darrin DeGrazia, Dr. Edward Braun, Liz Elgosin and Jack Healey were in favor. (4-0)

Upon a motion made by Dr. Edward Braun and seconded by Jack Healey, the board
VOTED: to adopt the following findings:
1. The proposed site is appropriate for the use and structure, it is noted that it will look like a single family dwelling from the outside;
2. Adequate and appropriate facilities have been provided to insure the proper operation of the use and structure;
3. Traffic flow and safety, including parking and loading are adequate and are not a nuisance or serious hazard to vehicles or pedestrians;
4. Adequate water, sewer, and other utilities as well as other public and private services have been provided;
5. The use involved will not be detrimental to the established or future character of the neighborhood and town and is subject to appropriate conditions or safeguards. The particular condition is that it is limited to a particular individual, and if that individual no longer resides on the property the use will revert to a single family dwelling.

Chairman Darrin DeGrazia, Dr. Edward Braun, Liz Elgosin and Jack Healey were in favor. (4-0)

7:38 P.M. Richard Brewer - 61 West Street

Chairman Darrin DeGrazia read into the record the legal advertisement and declared the hearing open.

Richard Brewer informed the board that he is present tonight with his son Brendan Brewer, and they own the property at 61 West Street. They had previously rented the property, and when the tenant moved out he thought he was helping by shutting the heat off. When he went to go look at the property the pipes had burst and there was water everywhere. The house sustained a lot of damage, and he would like to demolish the house and build a new dwelling. He is looking for relief on the coverage to rebuild.

Jack Healey asked if the proposed dwelling will be bigger than the existing. Richard Brewer said yes, it will be about 15-20 percent larger. They are also proposing a garage in the front.

The board reviewed the site plan submitted. Jack Healey said the proposed new dwelling is better situated on the lot.

Chairman Darrin DeGrazia read into the records the following letters: letter dated May 9, 2019, from Robert Whalen, Building Commissioner; letter dated May 6, 2019, from Arthur Battistini, Historical Commissioner and a letter dated April 29, 2019, from Michael Bumpus, Water Superintendent. Richard Brewer said he has no problem with the request from the Water Superintendent.

Chairman Darrin DeGrazia asked if anyone would like to be heard on this matter. Edward Woodlock, 57 West Street, said some of his questions have been answered. This seems like an aggressive project. He said the existing dwelling is approximately 700 square feet and the proposed is more than double that. Does this layout put their front yard in his back yard? The board provided Edward Woodlock with the plans so he could review them. The proposal will be further away from his house than what is currently there.

Hearing no further comments Chairman Darrin DeGrazia closed the hearing and called for a motion.

Upon a motion made by Liz Elgosin and seconded by Jack Healey, the board VOTED: petition of Richard Brewer, 722 Plymouth Street, Middleborough, MA 02346 relative to his request to be granted a special permit to allow for the demolition of the existing dwelling and build a new 24’ x 42’ single family dwelling with 22’ x 24’ attached garage on a
pre-existing non-conforming lot. The subject property is located at 61 West Street, Middleborough Assessor’s Map 58A, lot 148. This is approved subject to the following stipulations:
1. As per the plot plan submitted and dated March 19, 2019, drawn by Collins Civil Engineering Group Inc.

Chairman Darrin DeGrazia, Dr. Edward Braun, Liz Elgosin and Jack Healey were in favor. (4-0)

Upon a motion made by Dr. Edward Braun and seconded by Jack Healey, the board
VOTED: to adopt the following findings:
1. The proposed site is appropriate for the use or structure. It is noted that a single family dwelling will replace a single family dwelling;
2. Adequate and appropriate facilities have been provided to insure the proper operation of the use and structure;
3. Traffic flow and safety, including parking and loading are adequate and there will be no nuisance or serious hazard to vehicles or pedestrians;
4. Adequate water and sewer will be provided, by the owner with the hook up;
5. The use involved will not be detrimental to the established or future character of the neighborhood and town. It is noted that in effect there is a single family house which will be replaced by a newer more modern single family house.

Chairman Darrin DeGrazia, Dr. Edward Braun, Liz Elgosin and Jack Healey were in favor. (4-0)

Upon a motion made by Liz Elgosin and seconded by Jack Healey, the board
VOTED: to adjourn at 8:00 P.M.

Chairman Darrin DeGrazia, Dr. Edward Braun, Liz Elgosin and Jack Healey were in favor. (4-0)