

**COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS**

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Wednesday, September 9, 2015, at 7:00 pm.

IN RE: 15-41 Petition of **ANDREW DYER**, 1380 Bedford Street, Bridgewater, MA, for a Variance from Sec 27-13A, to allow the construction of a duplex dwelling which does not meet the 100' from the front lot line in a R-2- Zone, located at **76 PORTER STREET**.

PETITIONER'S STATEMENT: The petitioner Andre Dyer along with Charlie Woodward presented to the board Exhibit A, Site Plan and Floor Plans. They are before the board seeking permission to construct a duplex dwelling with patios at the above location. The land is 85ft deep but requires 100ft. The garages will be attached to the homes and off street parking will be available. This structure will fit nicely with the neighborhood as it has multi-families abutting. The hardship is the shape of this lot.

OPPOSITION: None

DECISION: Granted unanimously.

BASIS: The board found that granting the Variance to construct a duplex dwelling on the lot lacking the requirements of Sec. 27-13A, known as lot 9-2, that meets or exceeds all of the offset requirements for the construction of a new dwelling would not derogate from the intent of the zoning by-laws and will not negatively impact the orderly development of the neighborhood. The unique depth of the lot conforms with other currently built-out lots on the same westerly side of Porter Street. All representations, statements and site plans shall be incorporated by reference as stipulations recorded herewith including four (4) on-site parking spaces and maintenance of green space as shown on site plans submitted to the board.

VOTE:

Motion to Grant by:
Seconded by:

Stephen Bernard
Michael Williams

IN FAVOR: (5)

Kenneth Galligan, Chairman

Michael Williams, Fire Chief

Stephen Bernard

Jeffrey Charnel

Robert Pelaggi

OPPOSED: (0)

Frank Gazerro, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS**

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Wednesday, September 9, 2015, at 7:00 pm.

IN RE: 15-42 Petition of **SIX TEN NORTH MAIN STREET LLC**, 610 N. Main Street, Brockton, MA, for a Variance and Special Permit seeking relief from Art. III Sec. 27-10 & Art. IV Sec. 27-29(3), for relief from rear/sideyard setback as property abuts residential zone. Modification of existing Special Permit to expand restaurant use in a C-2 Zone, located at **610 N MAIN STREET**.

PETITIONER'S STATEMENT: Attorney John McCluskey along with Barry Koretz presented to the board Exhibit A, Variance and Site Plan. The restaurant JJ's Café is before the board to seek permission to expand the restaurant adding 545 sq.ft. The total seating will be 52 seats and 23 parking spaces. A small 9 x 9 addition in the rear will be for a new walk in cooler. Councilor Ward 7 Shirley Asack is in favor as is Representative Michael Brady.

OPPOSITION: None

DECISION: Granted unanimously with the stipulation that the condenser is to be quiet for abutting neighbors.

BASIS: The board found that the location of the foundation of the current building relative to the building setback creates a hardship at the site. Granting of the Variance would not derogate from the intent of the zoning by-laws and will not negatively impact the orderly development of the neighborhood. All representations in petitioners statements shall be incorporated by reference as stipulations recorded herewith including the Board concern that all consideration necessary be taken to confine any refrigeration equipment from negatively impacting the adjacent residential area. Granting of the Special Permit for the restaurant expansion into the adjacent vacant store area of approximately 545 sq.ft. will be in harmony with the orderly development of the zone and will not negatively impact the neighborhood. There is adequate ingress and egress to parking with 24 spaces shown on-site and will not interfere with traffic on abutting streets.

VOTE:

Motion to Grant by:
Seconded by:

Jeffrey Charnel
Robert Pelaggi

IN FAVOR: (5)

Kenneth Galligan, Chairman

Michael Williams, Fire Chief

Stephen Bernard

Jeffrey Charnel

Robert Pelaggi

OPPOSED: (0)

Frank Gazerro, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS**

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Wednesday, September 9, 2015, at 7:00 pm.

IN RE: 15-43 Petition of **BRAD CARTWRIGHT C/O MCCLUSKEY**, 932 Main Street, Brockton, MA, for a Variance from Art. IV. Sec. 27-32 & Sec. 27-25, to allow commercial retail/restaurant uses in a C-5 and R-1-C Zone, located at **609 & 627 PLEASANT STREET AND 14 PENNSYLVANIA AVENUE.**

PETITIONER'S STATEMENT: Withdrawn

OPPOSITION:

DECISION:

BASIS: The petition was withdrawn prior to the meeting by written notice to the Board as a matter of right.

VOTE:

Motion to Grant by:

Seconded by:

IN FAVOR: (5)

Kenneth Galligan, Chairman

Michael Williams, Fire Chief

Stephen Bernard

Jeffrey Charnel

Robert Pelaggi

OPPOSED: (0)

Frank Gazerro, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS**

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Wednesday, September 9, 2015, at 7:00 pm.

IN RE: 15-44 Petition of **ADH INC/TONI GONCALVES**, 21 Bates Road, Brockton, MA , for a Variance to provide an Adult Day Care in a C-2 Zone, located at **239 N. CARY STREET**.

PETITIONER'S STATEMENT : Withdrawn

OPPOSITION:

DECISION:

BASIS: The petition was withdrawn prior to the meeting by written notice to the Board as a matter of right.

VOTE:

Motion to Grant by:

Seconded by:

IN FAVOR: (5)

Kenneth Galligan, Chairman

Michael Williams, Fire Chief

Stephen Bernard

Jeffrey Charnel

Robert Pelaggi

OPPOSED: (0)

Frank Gazerro, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS**

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Wednesday, September 9, 2015, at 7:00 pm.

IN RE: 15-45 Petition of **MARJORIE DUCLOSEILLE**, 35 Hemlock Avenue, Brockton, MA, for a Variance to build a new floor for master bedroom w/bathroom and closet to the existing home seeking relief from setback requirements in an R-1-C Zone, located at **35 HEMLOCK AVENUE**.

PETITIONER'S STATEMENT: The petitioner Marjorie Ducloseille presented to the board Exhibit A, Site and Floor Plans. Ms. Ducloseille is before the board seeking permission to construct an addition at the above location. The addition will be for a bedroom and bathroom. The setback needed is 30ft and they have 25ft. Work had started but was stopped once zoning was needed. The neighbors on Hemlock Avenue came out stating they are all in favor of this petition.

OPPOSITION: None

DECISION: Granted unanimously with the stipulations **1.** The home remains a single family **2.** Two (2) off street parking is required and **3.** No construction until permits are in order.

BASIS: The board found that the location of the foundation creates a hardship at the locus, that granting of the Variance would not derogate from the intent of the zoning by-laws and will not negatively impact the orderly development of the neighborhood. All representations in petitioners statements shall be incorporated by reference as stipulations recorded herewith including specifically that the house shall remain a single family residence, shall provide for no less than two (2) on-site parking spaces and that all required building and construction permits shall be granted prior to the actual start of any construction. There was substantial direct neighborhood support for the Variance.

VOTE:

Motion to Grant by:
Seconded by:

Stephen Bernard
Michael Williams

IN FAVOR: (5)

Kenneth Galligan, Chairman

Michael Williams, Fire Chief

Stephen Bernard

Jeffrey Charnel

Robert Pelaggi

OPPOSED: (0)

Frank Gazerro, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS**

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Wednesday, September 9, 2015, at 7:00 pm.

IN RE: 15-46 Petition of **JOHN MOTTA, SUN EDISON**, 129 South Street, 5th Floor, Boston, MA, for a Variance seeking relief Art. IV, Sec 27-25, to propose solar photovoltaic array use is in an R-1-C Zone, located at **PLOT 12 EAST STREET**.

PETITIONER'S STATEMENT: Attorney James M. Burke along with Sun Edison presented to the board Site Plan. They are before the board seeking permission to have a solar array panels on top of the landfill on Plot 12 East Street which is owned by the City of Brockton. The height of the panels is no more than 15ft from the top of landfill. The area will be fenced in for safety. No tree cutting is necessary keeping the buffer in place. The equipment will be connected to the Edison power lines on Thatcher Street. No external lighting is needed. The DEP will be working closely with how the equipment is placed making sure the dump covering liner is not damaged. It will take 2-3 months to get the panels operating and 6 months to pay National Grid with seven million dollars in savings. The city will benefit from this proposal giving us \$150,000.00 in annual rent. The neighbors came to speak stating the water issue is still a problem. The raw egg smell had been a major issue and the abutters are worried if the cap is touch the problem will come back. Councilor Ward 4 Paul Studenski voiced the concerns of the neighbors.

OPPOSITION: None

DECISION: Granted unanimously with the stipulations **1.** Sun Edison will work with the city regarding drainage issue **2.** Chain link fence to secure the entire property **3.** Cap is to remain undisturbed **4.** Not to exasperate the current water issue and **5.** Current vegetation is to remain.

BASIS: The board found that granting a Variance to construct a solar photovoltaic array at the former Thatcher Street landfill where a literal enforcement of the zoning ordinance for a single family residential use (R-1-C) would involve a substantial hardship considering the location of the site, the size of the property with a permanent liner, the significant slope of the land and the restriction dictated by the Department of Environmental Protection (DEP) would not negatively impact the orderly development of the neighborhood. All representations in the petitioners statements shall be incorporated by reference as stipulations recorded herewith including the offer and willingness of the petitioner to use their engineering experience and capabilities to work with the City of Brockton to identify suspected cause of water run-off from the current landfill as reported by direct abutters with recommendations to alleviate those conditions. Additionally, fencing shall be in place and maintained for the life of the proposed solar array field to prohibit trespassers onto the property. There shall be no perimeter tree cutting in order to maintain the current screening from views of the current site.

Con't
15-46

VOTE:

Motion to Grant by:

Seconded by:

Stephen Bernard
Michael Williams

IN FAVOR: (5)

Kenneth Galligan, Chairman

Michael Williams, Fire Chief

Stephen Bernard

Jeffrey Charnel

Robert Pelaggi

OPPOSED: (0)

Frank Gazerro, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS
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ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Wednesday, September 9, 2015, at 7:00 pm.

IN RE: 15-47 Petition of **JOANA COLI AND COURTNEY BARNETTE**, 30 Auburn Street, Apt.2, Brockton, MA, for a Special Permit from Sec. 27-32(3c), to operate a tattoo parlor in a C-2 Zone, located at **553 FOREST AVENUE**.

PETITIONER'S STATEMENT: Attorney John Creedon along with the petitioners Joana Coli and Courtney Barnette presented to the board Exhibit A, Site and Floor Plans. They are seeking permission to have a Variance to operate an INK Parlor at the above location. The petitioners are leasing with the option to purchase the property. The hours of operation will be Monday through Saturday 11:00 a.m. until 9:00 p.m. The 1st and 2nd floors are being occupied by a church and the small wooden building as a hair salon. The plan shown for the property depicts 14 parking spaces. The dumpster will be fenced and locked. An agreement with Burger King for additional parking was provided by the petitioner. The petitioner stated all the parking spaces shall be reserved for church use on Sundays. Therefore, other commercial uses shall not be open during the time of use by the church.

OPPOSITION: None

DECISION: Granted unanimously with the stipulations **1.** A current agreement with Burger King submitted for the parking is to be sustained or the Variance will become null and void **2.** Dumpster to be on the property and **3.** All parking spaces are to be striped and the size shall be no less than 180 sq.ft. per parking spot.

BASIS: The board found that the request for a Variance for the site for use as a tattoo parlor would not derogate from the intent of the zoning by-laws and will not negatively impact the orderly development of the current C-2 zoned neighborhood with similar C-2 type commercial uses. All representations in petitioner's statements shall be incorporated by reference as stipulations recorded herewith including that considering the required parking for the site that a recorded agreement with the Burger King Corporation for use by 553 Forest Avenue on the adjacent Burger King property shall remain active for parking and whenever the parking agreement may terminate, the granting of this Variance as it relates to the required parking for 553 Forest Avenue shall terminate. Additionally, as part of the granting of this Variance, when the use of 553 Forest Avenue by the current religious organization is active on Sundays, due to the use of the church of all the provided twenty (20) parking spaces at the site, the commercial uses shall not be open for business. This stipulations are fully understood and agree to by the petitioner on order to fully delineate all twenty (20) parking spaces, the petitioner shall fully mark and stripe all parking spaces to zoning requirements of no less than 180 sq.ft. per parking space.

Con't
15-47

VOTE:

Motion to Grant by:
Seconded by:

Jeffrey Charnel
Robert Pelaggi

IN FAVOR: (5)

Kenneth Galligan, Chairman

Michael Williams, Fire Chief

Stephen Bernard

Jeffrey Charnel

Robert Pelaggi

OPPOSED: (0)

Frank Gazerro, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS
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ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Wednesday, September 9, 2015 at 7:00 pm.

IN RE: 15-48 Petition of **MAUREEN HAMNER**, 65 Ettrick Street, Brockton, MA, for a Variance from Sec. 27-26, to add a third apartment (3 family) in an R-1-C Zone, located at **213-215 WEST HARVARD STREET**.

PETITIONER'S STATEMENT: Attorney John Creedon along with Bruce Malcolm from Land Surveyors and the petitioner Maureen Hamner presented to the board Exhibit A, Site and Floor Plans. The petitioner is before the board seeking permission to create a separate third (3) floor apartment. Ms. Hamner purchased the home in 1997 as a two (2) family home. Back in 1987 the home was a two (2) unit condominium. Records show no permits had been pulled for renovations. The home has space for six (6) parking spaces. . The hardship is the structure itself.

OPPOSITION: Abutters Maura Mansfield and Lianne Bruce stated West Harvard Street is a narrow congested street and has no more room for additional on-street parking .

DECISION: Denied unanimously.

BASIS: The board found that no hardship was found with the locus. Granting would derogate from the intent of the zoning by-laws and will negatively impact the orderly development of the R-1-C zoned neighborhood. The third floor apartment was built-out with no recorded building permits, no inspections, does not conform to building codes and presents a serious public safety hazard. Several direct neighbors spoke in opposition to allowing the variance citing parking issues and neighborhood quality of life issues.

VOTE:

Motion to Grant by:
Seconded by:

Stephen Bernard
Jeffrey Charnel

IN FAVOR: (0)

OPPOSED: (5)

Kenneth Galligan, Chairman

Michael Williams, Fire Chief

Stephen Bernard

Jeffrey Charnel

Robert Pelaggi

Frank Gazerro, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS**

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Wednesday, September 9, 2015 at 7:00 pm.

IN RE: 15-49 Petition of **JAMES H VICTORINE**, P.O. Box 573, N. Easton, MA, for a Variance from Art.III, Sec. 27-9, is requesting to combine 2 existing parcels to be subdivided creating 1 new buildable house lot for a single family home and altering the existing house lot to create minimum frontage on Pearl Street (public way) in an R-1-B Zone, located at **352 & PLOTS 164 & 165 PEARL STREET**.

PETITIONER'S STATEMENT: Attorney John Creedon and the petitioner James Victorine presented to the board Exhibit A, Site and Floor Plans. Mr. Victorine is seeking permission to construct a single family home with garage at the above location. The property has an existing garage that the petitioner will try to keep. The property has a 50ft frontage in an area that requires 175 ft frontage. Mr. Victorine stated the existing home will either be renovated, rebuilt or razed before the new home is constructed. The abutting neighbors supported this petition as long as the existing home is renovated or replaced with brand new construction before a new home is erected. Councilor Ward 1 Timothy Cruise is in favor.

OPPOSITION: None

DECISION: Granted unanimously with the stipulations **1.** The vacant building to 368 Pearl Street is to be renovated, rebuilt to code or razed before the new proposed home is constructed and **2.** No permits issued for new home until 368 Pearl Street is up to code.

BASIS: The board found that granting the requested Variance would not derogate from the intent of the zoning by-laws and will not negatively impact the orderly development of the neighborhood. The unique size, shape and access to the lot creates a hardship for the petitioners and the build-out of the property will eliminate a vacant residential eyesore that was the concern of the neighbors. As a condition of the granting of the Variance, the petitioner agreed to either bring the vacant dwelling under the petitioner ownership at 368 Pearl Street up to current building codes in order to allow its use as a residence or entirely remove the structure prior to starting construction of the new colonial two (2) story home on the newly created lot. Additionally, the petitioner agreed to maintain the current trees at the southwesterly property line or add deciduous trees to form a landscape type barrier toward the immediate adjacent properties. The above listed stipulations are incorporated by reference herein. All representations in petitioner's statement shall be incorporated by reference as stipulations recorded herewith. Several neighbors were in attendance to familiarize themselves with the proposed project and clean-up of the abandoned house and there was support for the project.

VOTE:

Motion to Grant by:
Seconded by:

Michael Williams
Robert Pelaggi

IN FAVOR: (5)

Kenneth Galligan, Chairman

Michael Williams, Fire Chief

Stephen Bernard

Jeffrey Charnel

Robert Pelaggi

OPPOSED: (0)

Frank Gazerro, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS**

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton, Massachusetts, on Wednesday, September 9, 2015 at 7:00 pm.

IN RE: 15-50 Petition of **PATRICIA FLEMING**, 1103 Pleasant Street, Brockton, MA, to ask permission to be allowed to keep ten (10) family pets until death and two (2) rescue dogs until suitable placement is found R-1-B Zone, located at **1103 PLEASANT STREET**.

PETITIONER'S STATEMENT: The petitioner Patricia Fleming along with her sister Patty McGinnis presented to the board Exhibit A, Packet with pictures of the home and dogs. They are before the board seeking permission to keep ten (10) family pets and the two (2) rescue dogs. The family pets will not be replaced once they pass on and the petitioners have been looking for families for the rescue dogs.

OPPOSITION: Barbara Lutz an abutter is worried about so many dogs being in one home. Councilor Ward 1 Timothy Cruise is opposed to having so many dogs.

DECISION: Granted with the stipulations that **1.** No additional dogs to be brought into the home at any time. **2.** Six (6) dogs is the maximum dogs to be on the premises following the death of the additional dogs **3.** No sales of dogs and none to be added and **4.** No sale, boarding or grooming of dogs.

BASIS: The board found that allowing the granting a Kennel license where not more than six (6) small dogs are to be allowed at the locus at any one time will not negatively impact the orderly development of the neighborhood. As a condition of allowing the license at this location, the following stipulations shall be strictly maintained. There shall be no more than six (6) small dogs on the premises at any one time. There shall be no breeding of dogs, no sales of dogs, no boarding or grooming of dogs. The dogs on the premises shall be family pets only with no commercial operations whatsoever. The keeping of the family pets shall not create any nuisance or negative impact upon the neighbors or neighborhood. As it relates to the current number of dogs, ten(10) pets and two (2) dogs that were part of the "rescue" that was operated, the Board found that those two (2) "rescue" dogs shall be removed from the property forthwith. The ten (10) remaining dogs shall be reduced to no more than six (6) small dogs as those four (4) dogs are removed from the site or expire due to age. As the current ten (10) dogs are reduced to no more than six (6) small dogs, no additional dogs shall be allowed to be brought to or housed at the site. The above stipulations are incorporated by reference herein.

VOTE:

Motion to Grant by:

Stephen Bernard

Seconded by:

Robert Pelaggi

IN FAVOR: (4)

Kenneth Galligan, Chairman

Michael Williams, Fire Chief

Stephen Bernard

Robert Pelaggi

OPPOSED: (1)

Jeffrey Charnel

Frank Gazerro, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall,
Brockton, Massachusetts, on Tuesday, January 11, 2010 at 7:00 pm.

IN RE:

PETITIONER'S STATEMENT:

OPPOSITION:

DECISION:

BASIS:

VOTE:

Motion to Grant by:

Seconded by:

IN FAVOR: ()

Atty. Anthony Eonas, Chairman

Richard Francis, Fire Chief

Vahan Boyajian

Stephen Bernard

Paul Merian

OPPOSED: ()

James M. Casieri, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall,
Brockton, Massachusetts, on Tuesday, January 11, 2010 at 7:00 pm.

IN RE:

PETITIONER'S STATEMENT:

OPPOSITION:

DECISION :

BASIS:

VOTE:

Motion to Deny by:
Seconded by:

IN FAVOR: ()

Atty. Anthony Eonas, Chairman

Richard Francis, Fire Chief

Stephen Bernard

Vahan Boyajian

Paul Merian

OPPOSED: (2)

James M. Casieri, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall, Brockton,
Massachusetts, on Tuesday, January 11, 2010 at 7:00 pm.

IN RE:

PETITIONER'S STATEMENT:

OPPOSITION:

DECISION:

BASIS:

VOTE:

Motion to Grant by:
Seconded by:

IN FAVOR: (0)

Atty. Anthony Eonas, Chairman

Richard Francis, Fire Chief

Vahan Boyajian

Stephen Bernard

Paul Merian

OPPOSED: (0)

James M. Casieri, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall,
Brockton, Massachusetts, on Tuesday, January 11, 2010 , at 7:00 pm.

IN RE: PETITION

PETITIONER'S STATEMENT:

OPPOSITION:

DECISION:.

BASIS:

VOTE:

Motion to Grant by:

Seconded by:

IN FAVOR: ()

Atty. Anthony Eonas, Chairman

Richard Francis, Fire Chief

Vahan Boyajian

Stephen Bernard

Paul Merian

OPPOSED: (0)

James M. Casieri, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

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Brockton, Massachusetts, on Tuesday, January 11, 2010 , at 7:00 pm.

IN RE: PETITION

PETITIONER'S STATEMENT:

OPPOSITION:

DECISION:

BASIS: VOTE:

Motion to Grant by:

Seconded by:

IN FAVOR: ()

Atty. Anthony Eonas, Chairman

Richard Francis, Fire Chief

Vahan Boyajian

Stephen Bernard

Paul Merian

OPPOSED: ()

James M. Casieri, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

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Brockton, Massachusetts, on Tuesday, January 11, 2010 at 7:00 pm.

IN RE: PETITION

PETITIONER'S STATEMENT:

OPPOSITION:

DECISION:

BASIS:

VOTE:

Motion to Grant by:

Seconded by:

IN FAVOR: ()

Atty. Anthony Eonas, Chairman

Richard Francis, Fire Chief

Vahan S. Boyajian

Stephen Bernard

Paul Merian

OPPOSED: (0)

James M. Casieri, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

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IN RE:

PETITIONER'S STATEMENT:

OPPOSITION:

DECISION:

BASIS:

VOTE:

Motion to Grant by:

Seconded by:

IN FAVOR: ()

Atty. Anthony Eonas, Chairman

Richard Francis, Fire Chief

Vahan Boyajian

Stephen Bernard

Paul Merian

OPPOSED: ()

James M. Casieri, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

COMMONWEALTH OF MASSACHUSETTS
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ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall,
Brockton, Massachusetts, on Tuesday, January 11, 2010 at 7:00 pm.

IN RE: PETITION

PETITIONER'S STATEMENT:

OPPOSITION: NONE

DECISION:

BASIS:

VOTE:

Motion to Grant by:

Seconded by:

IN FAVOR: ()

Atty. Anthony Eonas, Chairman

Richard Francis, Fire Chief

Vahan Boyajian

Stephen Bernard

Paul Merian

OPPOSED: ()

James M. Casieri, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

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IN RE:

PETITIONER'S STATEMENT :

OPPOSITION:

DECISION:

BASIS:

VOTE:

Motion to Grant by:
Seconded by:

IN FAVOR: ()

Atty. Anthony Eonas , Chairman

Richard Francis, Fire Chief

Vahan Boyajian

Stephen Bernard

Paul Merian

OPPOSED: ()

James M. Casieri, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

COMMONWEALTH OF MASSACHUSETTS
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Brockton, Massachusetts, on Tuesday, January 11, 2010 at 7:00 pm.

IN RE:

PETITIONER'S STATEMENT :

OPPOSITION:

DECISION:

BASIS:

VOTE:

Motion to Grant by:
Seconded by:

IN FAVOR: ()

Atty. Anthony Eonas , Chairman

Richard Francis, Fire Chief

Vahan Boyajian

Stephen Bernard

Paul Merian

OPPOSED: ()

James M. Casieri, Cler

A true copy. Attest:

Anthony Zeoli, City Clerk

COMMONWEALTH OF MASSACHUSETTS
CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall,
Brockton, Massachusetts, on _____ at 7:00 pm.

IN RE:

PETITIONER'S STATEMENT:

OPPOSITION:

DECISION:

BASIS:

VOTE:

Motion to Grant by:
Seconded by:

IN FAVOR: ()

Atty. Anthony Eonas, Chairman

Richard Francis, Fire Chief

Vahan Boyajian

Stephen Bernard _____

Paul Merian _____

OPPOSED: ()

James M. Casieri, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

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ZONING BOARD OF APPEALS

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Brockton, Massachusetts, on Tuesday, January 11, 2010 at 7:00 pm.

IN RE:

PETITIONER'S STATEMENT:

OPPOSITION:

DECISION:

BASIS:

VOTE:

Motion to Grant by:

Seconded by:

IN FAVOR: ()

Atty. Anthony Eonas, Chairman _____

Richard Francis, Fire Chief _____

Vahan Boyajian _____

Stephen Bernard _____

Paul Merian _____

OPPOSED: ()

James M. Casieri, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk

CITY OF BROCKTON
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall,
Brockton, Massachusetts, on Tuesday, January 11, 2010 at 7:00 pm.

IN RE:

PETITIONER'S STATEMENT:

OPPOSITION:

DECISION :

BASIS:

VOTE:

Motion to Deny by:

Seconded by:

IN FAVOR: (0)

Atty. Anthony Eonas, Chairman

Richard Francis, Fire Chief

Stephen Bernard

Vahan Boyajian

Paul Merian

OPPOSED: (2)

James M. Casieri, Clerk

A true copy. Attest:

Anthony Zeoli, City Clerk