

RECEIVED AND FILED: February 27, 2013
I, ANTHONY J. ZEOLI, CITY CLERK OF BROCKTON, MASSACHUSETTS HEREBY CERTIFY THAT THE AFORESAID IS A TRUE COPY AND THAT TWENTY DAYS HAVE LAPSED AND NO APPEAL HAS BEEN FILED. CHAPTER 40A SEC. 11

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 8th, 2013 at 7:00 pm.

IN RE: 13-02 Petition of **EURIPIDES, LLC**, 971 Main Street, Brockton, MA, for a Variance seeking relief from Sec. 27-27 & 27-29, to use existing building to manufacture and distribute pizza and other ethnic food products and for employee parking in a C-2 and R-3 Zone, located at **963 Main Street**.

PETITIONER'S STATEMENT: Attorney Steven Reed Wainwright presented to the board Exhibit A, Plan of Land. Attorney Wainwright came before the board to seek a Variance to use existing building to manufacture pizza and other ethnic food products, and for employee parking. The obtained location is ideal for Cape Cod Café to manufacture frozen foods and to distribute to grocery stores. There will be 10 employees, with 13 available parking spaces for the employees. The hours of operation will be Monday through Saturday, 7:00 a.m. to 9:00 p.m. There will be no retail sales. Ward 3 Councilor Dennis Eaniri, and Director of Brockton 21st Century, Mary Waldron were both in favor of the proposed request.

OPPOSITION: None.

DECISION: Granted unanimously, with the stipulation of no parking in front of the loading zone area.

BASIS: Granting would not derogate from the intent of the zoning by-laws and will not negatively impact the orderly development of the neighborhood. The above listed stipulations are incorporated by reference herein. All representations in petitioner's statement shall be incorporated by reference as stipulations recorded herewith.

VOTE:

Motion to Grant by: John Toland
Seconded by: Paul Merian

IN FAVOR: (5)

- Stephen Bernard, Chairman
- Richard Francis, Fire Chief
- Paul Merian
- Susan Nicastro
- John Toland

OPPOSED: (0)

A true copy. Attest:
Anthony J. Zeoli
Anthony Zeoli, City Clerk

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2013 FEB - 5 PM 01
CITY CLERK'S OFFICE
BROCKTON, MA

Stephen F. Bernard

Cliff K...

Paul Merian

Susan Nicastro

John Toland

James M. Casieri
James M. Casieri, Clerk

ANY APPEAL MUST BE MADE WITHIN 20 DAYS FROM THIS DATE **FEB 05 2013** PURSUANT TO M.G.L.C. 40A SECTION 17.

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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 8th, 2013 at 7:00 pm.

IN RE: 13-03 Petition of **EVAN WILLMARTH**, 44 Curve Street, Medfield, MA for a Variance seeking relief from Art. 27-9, to build a new dwelling in an R-1-C Zone, located at **PLOT 5 SPRAGUE STREET**.

PETITIONER'S STATEMENT: Dover Land Surveyor, Craig Vancouver presented to the board Exhibit A, Plot Plan. Mr. Vancouver came before the board to seek a Variance to build a new single family home. The property in question was determined not buildable by the Building Department. The petitioner, Mr. Willmarth stated that it's an individual buildable lot. As a result, the plots never became a conforming lot. The petitioner meets the back, front and side setback requirements and parking requirements. Contractor, Chuck Carrou stated that he will submit plans to construct a Victorian style single family home, which will conform to the style of the surrounding homes in the area.

OPPOSITION: None.

DECISION: Granted Unanimously.

BASIS: Granting 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 petitioner's statement shall be incorporated by reference as stipulations recorded herewith.

VOTE:

Motion to Grant by: John Toland
Seconded by: Paul Merian

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