



Town of Dartmouth

MASSACHUSETTS

ZONING BOARD OF APPEALS AGENDA

November 15, 2011

APPOINTMENTS

7:00 P.M. Susan & David Brasells, Jr.
Hair Horizons
24 Slocum Road
Case #2010-20

The petitioner is meeting with the Board to discuss red-line changes to a site plan previously approved for Hair Horizons Beauty Salon. The petitioner has met with Donald Perry, Planning Director, who has submitted a recommendation letter. The Board will review and discuss the proposed site plan modifications.

7:05 P.M. Petitioner: Wassim Chedid
Owner: NGJA LLC
839 State Road (Lizzie's Liquors)
General Business/Aquifer Protection District
Case #2011-18

The petitioner received permission from the Board to allow for the construction of a cooler with an area of 600 square feet to the rear of the existing building. The petitioner is seeking to place the cooler on a foundation with full-basement rather than on a concrete slab. The Board will discuss if this is an administrative item, or if an Amendment to Variance Case #2011-18 is required.

PUBLIC HEARINGS

7:10 P.M. Jeffrey C. Graber
86 Division Road
Single Residence B District
Case #2011-38

Petitioner Jeffrey C. Graber is seeking a Change of Use Variance. The petitioner would like to use a portion of a 22.5 acre parcel to host events such as weddings and similar functions on a limited basis, which is not an allowed use in the Single Residence B District. The subject property is owned by Joshua D. Graber and located at 86 Division

Road, Dartmouth, MA in the Single Residence B District on Assessor's Map 27 and Lot 4. The submitted plan depicts a proposed 100' X 200' foot area of mowed grass near the pond which would be designated as the event site, and the location of a parking area, which shall not be paved or otherwise altered.

(Variances from the Town of Dartmouth Zoning By-laws Section 4B.200 – Allowed Uses in Single Residence B District and Section 16 - Off Street Parking Plan Regulations)

7:30 P.M. Mill Valley Development, LLC
Fairway Drive/Bayberry Lane
Single Residence B District
Case #2011-37

The petitioner is seeking to Amend previously approved Zoning Board Decisions of the 4 phase condominium project known as Mill Valley Estates. The petitioner is requesting approval of plans for downsized/less expensive condo buildings for phases 2, 3 & 4 of this project. The petitioner is also proposing to eliminate 2 of the 12 condominium units currently permitted and to eliminate the surplus driveway shown in the approved plan for Phase 2. The property is located on Fairway Drive – Bayberry Lane, Dartmouth, MA in the Single Residence B. District.

Map: 43 Lots: 13, 13-6, 13-7, 13-9, 13-10, 13-11

(Section 36.200 – Amend Variances; Section 38 – Permission of the Board of Appeals)

ADMINISTRATIVE

Approval of Minutes

Cedar Dell, LLC – Variance #2010-30

Receipt of Articles of Association of the Cedar Dell Homowners Association to satisfy Condition #5 of the Variance.