

AGENDA



TOWN OF DARTMOUTH Office of the Zoning Board of Appeals

Board Members

Jacqueline Figueiredo, Chairman

Halim Choubah, Clerk

Robert Gardner

REVISED AGENDA

Date of Meeting: December 3, 2013

**Location of Meeting: Town Office Building, Room 304
400 Slocum Road, Dartmouth, MA 02747**

DARTMOUTH TOWN CLERK

2013 NOV 22 P 4: 09

RECEIVED

6:00 P.M. Open Meeting; Pledge the Flag; Moment of Silence

ADMINISTRATIVE

- Review and approval of the following Minutes:
 - Administrative Minutes for 11/19/13 Meeting
 - 90 Allen's Neck Road
 - 23 Clark's Cove Drive
- Discussion and review of Rules and Regulations Governing the Procedures of the Board of Appeals.

APPOINTMENT

6:25 P.M. Case 2012-33 – SIX MONTH EXTENSION
DECISION EXPIRATION DATE IS: December 12, 2013
SIX MONTH EXTENSION TIME STAMPED ON: November 11, 2013
Representative: SITEC, INC.
Petitioner/Applicant: Antonio & Paula Farias
Property Owners: Antonio & Paula Farias
Subject Property: 9 Kennedy Street, Dartmouth, MA

Petitioner is requesting a Six Month Extension on Variance Case 2012-33. A Variance was granted to allow the division of lots, and the construction of a new single-family home on the subject property pursuant to Section 36.200; Section 4A and Section 4A.400. Petitioner states the reason for the extension request is that due to the economic climate and weather conditions project is taking longer than originally expected.

PUBLIC HEARINGS

6:30 P.M. Case 2013-39 - VARIANCE
Representative: SITEC, INC.
Petitioner/Applicant: The Schwartz Center for Children
Property Owners: The Cerebral Palsy Council of Greater New Bedford, Inc.
Subject Property: 1 Posa Place, Dartmouth, MA, Map: 158 Lot: 54-1

AGENDA

Single Residence B District

Petitioner is seeking a VARIANCE for approval to reconfigure and expand their parking facility to allow parking within the required setback from a right-of-way and within the layout of a private right-of-way. The property is located at 1 Posa Place, Dartmouth, MA and identified on Assessor's Map 158 as Lot 54-1 in the Single Residence B District. (Section 16-Off Street Parking Plan Regulations)

6:45 P.M. Case 2013-40 - VARIANCE

Representatives: James W. Marsh, Esq., and

Nicholas Dufresne-Engineer/ThompsonFarland

Petitioner/Applicant: Debby McCarthy

Property Owner: Debby McCarthy

Subject Property: 20 Elliot Street, Dartmouth, MA 02747, Map: 183 Lot: 7

Single Residence A District

Petitioner is seeking a VARIANCE to allow to evenly divide by Form A the 40,000 s.f. subject property to construct a single-family home on the newly created 20,000 s.f. vacant lot on the property wherein the proposed home will be 41' from the street and 9' feet short of the 50' front yard setback required by Zoning. The property is located at 20 Elliot Street and identified on Assessor's Map 183, Lot 7 in the Single Residence A. District. (Section 4A.401-Lot Area and Section 4A.404-Setbacks)

7:00 P.M. Case 2013-41 – AMENDMENT

Petitioner/Applicant: Joseph W. Lemieux

Property Owners: Brady Estates LLC

Subject Property: west side of Hixville Rd off of Digger Drive

District: Limited Industrial

Petitioner is seeking an AMENDMENT to extend the timeline of Condition #14 of Decision Case 2012-31 to demonstrate to Conservation Commission that access to Parcel B for this commercial purpose is possible to establish a solar farm upon Parcel B. Owner of the property is Brady Estates LLC. The property is located on the west side of Hixville Road off of Digger Drive in the Limited Industrial District and identified on Assessor's Map 56 as Lots 17, 17-3 thru 17-20. (Section 37-Large Scale Ground-Mounted Solar Photovoltaic Installations)

7:30 P.M. Case 2013-42-AMENDMENT

Petitioner/Applicant: Mills and Ghenta, DDS, P.C.

Representative: Thomas J. Mathieu, Esq.

Property Owner: Shalom Realty, LLC

Subject Property: 570 Hawthorn St, Dartmouth, MA 02747, Map: 154, Lot: 61

District: Single Residence A

Mills and Ghenta, DDS, PC who are seeking an Amendment to Special Permit and Variance Case#1991-30 to allow Petitioners to allow the utilization of the upper level of existing building as a dental office; to lease lower level to future professional services, and to install a sign. The property is located at 570 Hawthorn St, Dartmouth, MA as identified on Assessor's Map 154 as Lot 61 in the Single Residence A District. (Section 36.200-Variations)

Adjournment

NEXT ZONING BOARD MEETING WILL BE JANUARY 7, 2014 AT 6:00 P.M.