

**TOWN OF DARTMOUTH**  
**Office of the Zoning Board of Appeals**  
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**ZONING BOARD OF APPEALS AGENDA**  
**TIME: 6:15 P.M.**  
**REVISED**

**Meeting Date:** Tuesday, December 1, 2015  
**Location:** Room 304 - Town Office Building, 400 Slocum Road, Dartmouth, MA

- Open Meeting- Pledge the Flag - Moment of Silence

**ANNOUNCEMENTS**

The next scheduled meeting date for the Board of Appeals is Tuesday, January 12, 2015 at 6:15 P.M.

**ADMINISTRATIVE**

- Review and Approval of Administrative Minutes of November 18, 2015
- Review and Approval of Minutes (November 18, 2015) Variance Case # 2015-23 – 9 Bourgon Street – Approved
- Review and Approval of Minutes ( November 4, 2015) Special Permit Case # 2015-22-498 Old Westport Road
- Review and Approval of Minutes (January 20, 2015) Case # 2014-42 -769 State Road-Administrative Appeal
- Review and Approval of Minutes (February 17, 2015) Case # 2014-42 -769 State Road-Administrative Appeal

**PUBLIC HEARINGS**

**SPECIAL PERMIT CASE: 2015-22-Continued from November 4, 2015**

**Petitioner/Applicant:** J.B. Lanagan & Co., Inc.  
**Subject Property:** 498 Old Westport Road  
Map: 48 Lot(s): 28, 29, 39  
Single Residence B

**Legal Ad Advertised:** September 9 and September 16, 2015  
**Planning Director Letter:** September 18, 2015  
**Other Staff Comments:** Board of Health: Per BOH information detailing permit requirements was submitted to Town Counsel.  
Soil Board Agent: No valid permits for this property, any excavation or disturbance will require Soil Board's approval. None proposed at this time.  
Conservation: Extensive wetlands located on site. Any activity within jurisdiction of Conservation Commission within 100 feet of wetlands requires a permit.

**MAP GEO:** **Lot 28:** Zone II Aquifer, Zone A, 1% Annual Chance Flood Hazard-Wetlands  
**Lot 29:** Zone II Aquifer, Zone X, Area of Minimal Flood Hazard

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The Petitioner is seeking a Special Permit to change an existing non-conforming use of sand and gravel excavation business to be the headquarters for Petitioner's excavation business. (Section 3B.105 Expansion or Change of Non-Conforming Uses Other Than One or Two Family Residential Uses) The property is located at 498 Old Westport Road in the Single Residence B District and identified on Assessor's Map 48 as Lot(s) 28, 29, 39.

**SPECIAL PERMIT CASE: 2015-26**

**Petitioner/Applicant:** Mauro and Monica Cibien  
**Subject Property:** 8 Highbridge Lane  
Map: 29 Lot: 59-4  
**District:** Single Residence B  
**Legal Ad Advertised:** November 11 and November 18, 2015  
**Planning Director Letter:** November 5, 2015  
**Other Staff Comments:** Board of Health: Project will require permits.  
**MAP GEO:** N/A

The Petitioners are seeking a Special Permit to construct a pool house with a small kitchen and bathroom. (Section 4B.302 Accessory Buildings or Structures with Kitchen or Bathroom Facilities) The property is located in the Single Residence District B and identified on Assessor's Map 29 as Lot 59-4.

**VARIANCE CASE: 2015-27 A&B**

**Petitioner/Applicant:** AHEAD, LLC  
**Subject Property:** 300 Samuel Barnet Boulevard  
Map: 82 Lot: 34-5  
Map: 84 Lot: 8-13  
  
270 Samuel Barnet Boulevard  
Map: 84 Lot: 8-5  
**District:** General Industrial  
**Legal Ad Advertised:** November 11 and November 18, 2015  
**Planning Director Letter:** November 6, 2015  
**Other Staff Comments:** Conservation: Permit required  
**MAP GEO:** Map: 82 Lot: 8-5 Flood Zone X

The Petitioner is seeking a Special Permit to expand its structure and operation with an 81,425 sq.ft. addition and is seeking side setback requirements and vehicular easement line setbacks. (Section 15.403 Development Standards-Setbacks and Section 26.200 Minimum Setback Dimensions) The property is located at 270 and 300 Samuel Barnet Boulevard in the General Industrial District and identified on Assessor's Map 82 as Lot3-4, Map 84 as Lot 8-13, Map 84 as Lot 8-5.