



Town of Dartmouth

MASSACHUSETTS

ZONING BOARD OF APPEALS AGENDA

July 24, 2012

Town Office Building, 400 Slocum Road, Dartmouth, MA Room #304

6:00 P.M. Open Meeting

PUBLIC HEARINGS

(Continued hearing)

6:00 P.M. Ronen Drory

532 Russells Mills Road

Case #2012-18

Neighborhood Business District

The Petitioner is seeking to amend an existing variance for the business formerly known as CV Variety. The Petitioner is seeking permission to construct a drive through lane, and to erect fencing in the outdoor seating area to segregate an alcohol service area. The Petitioner is also seeking permission to erect and display signage, and to display a robot. The property is located at 532 Russells Mill Road, Dartmouth, MA in the Neighborhood Business District and identified on Assessor's Map 125 as Lot 64 and owned by Prestige Dartmouth Group, LLC.

(Section 36.200 Variances – Amendments)

6:30 P.M. David & Leslie McKinley and Harry & Joan McKinley

499 & 435 Horseneck Road

Single Residence B District

Case #2012-19

The Petitioners are seeking a Variance pursuant to Sections 36.200 and Section 4B.411 of the Town's Zoning By-laws. The property is located at 499 & 435 Horseneck Road and identified on Town Assessor's Map 13 as Lots 20 & 21 in the Single Residence B District. The Petitioners are seeking to reconfigure the lot lines of two Estate Lots to provide for more direct access to the existing dwelling on Lot 21. No new buildable lots would be created by this reconfiguration and there would remain only the existing single family dwelling on Lot 20.

(Section 36.200-Variances; Section 4B.411-Estate Lots)

6:45 P.M. Joseph Pascoal
24 Puritan Street
General Residence District
Case #2012-20

The Petitioner is seeking a Special Permit pursuant to Section 3B.202 of the Town's Zoning By-laws. The Petitioner is seeking to expand the existing non-conforming structure. The Petitioner is proposing to remove the stairs located at the side of the house, and to construct an enclosure to provide second floor access from the front of the house where the open porch is currently located. The property is located at 24 Puritan Street and identified on Assessor's Map 139 as Lot 263, in the General Residence District.

(Section 3B.202-Expansion of Non-Conforming One or Two Family Structures)

7:00 P.M. Petitioner: EMI Dartmouth Solar, LLC
Owner: Dartmouth Heritage, LLC
East and West Sides of Energy Road
Case #2012-23

The Petitioner is proposing to construct a commercial solar photovoltaic facility that will not meet the design standard requirement of Section 37.401 of the Town's Zoning By-laws. The property is located at the East and West sides of Energy Road, Dartmouth, MA in the Limited Industrial District. The required setback from street lines and all other property lines is seventy-five (75) feet. The Petitioner is requesting a setback Variance to allow ten (10) feet along Energy Road, and ten (10) feet along the southerly property line. The property is identified on Town Assessor's Map 67 as Lot 11 (partial) and Lots 11-01 through 11-17 inclusive, as well as Map 68 as Lots 13-01 through 13-18 inclusive. (Section 37.401 – Setbacks)

ADMINISTRATIVE

Review and approve minutes

Adjournment

Next ZBA Meeting will be held on August 7, 2012