

15 Gadoury Street/ Beaulieu Street **Ronald & Patricia Vasconcellos** **09/22/76**

DECISION: The Board after hearing and upon review of all evidence presented, voted unanimously to allow Ronald and Patricia Vasconcellos to withdraw their petition as requested.

79 GIDLEY LANE **FRANCISCO & SHAWNA VARGAS** **10/13/20**

DECISION: Petitioners requested a variance from the front setback requirement, to allow the setback to be 17 feet, and not 25 feet, from the street line, as mandated by Zoning Bylaw Article 7, Section 7.6.1. Petitioners are requesting that, due to the topography of the property, the location of a paper street, and mosquito and other insects in the area, to construct a screened-in porch in the exact location that a deck currently exists.

Board members discussed the hardship criterion for granting a variance, and agreed that: the project would enhance the neighborhood; the makeup of the land, marshy area with insects and mosquitos, and location of the septic system and well make it difficult to place the porch anywhere else on the property; and the screened-in porch will protect the family, including children, from the marshy environment.

Motion made, seconded and voted unanimously to GRANT the variance from 25 feet to 17 feet; the hardship had been found due to the size and topography of the lot; the screened-in porch is to be constructed in accordance with the plan submitted to the Board; and the Petitioner shall provide an as-built plan to the Building Department to verify the measurements, specifically indicating that the porch will not be greater than 17 feet from the unnamed street.

Gifford Road (west side) **Laura Jeffries** **01/02/73**

DECISION: Variance granted to construct a single family dwelling on Lot 26, Assessor's Plan 29.

Gifford Road (east side) **Ermelinda Rodrigues** **06/12/79**

DECISION: Variance granted to allow the construction of a single family dwelling on Lot 26D, Assessor's Plan 24 upon the express condition that no further sub-division of the property is made.

Gifford Road **Arthur Vadeboncoeur** **07/07/66**

DECISION: Variance granted to construct a single family dwelling on Gifford Road.

13 Gifford Rd **Roland Charron Jr** **4/3/2019**

DECISION: Petition of Roland Charron, Jr., 13 Gifford Road, Westport, MA for a Special Permit to add a kitchen to an auxiliary living space consisting of 639 square feet of a detached building, pursuant to the allowances found in 4.0.1.D.13 et seq. The property is located at 13 Gifford Road, Westport, MA and is shown on Assessor's Map 22, Lot 30.

Motion made, seconded, and voted unanimously to approve the granting of a Special Permit, pursuant to and as identified and relied on by the Board, the Plan filed with the Application for Special Permit, filed with the Town Clerk on March 1, 2019, for 639 square feet, with the following conditions: accessory apartment must be done in accordance with the requirements mandated by Zoning By-Law 4.0.1.D.13, and must be in accordance with the plans provided by the applicant and dated at this meeting.

39 Gifford Road **Cecelia & Edward Aguiar** **03/07/78**

DECISION: Special permit granted to allow the sale of fabrics and notions on Lot 28D, Assessor's Plan 23 upon the following conditions: 1) That the operations be confined to the present garage and breezeway area of the building; 2) That off-street parking be provided for three automobiles; 3) That no off-premise person be employed.

155 Gifford Road (west side) Kenneth & Rose Manchester 06/14/76

DECISION: Variance granted to allow the subdivision of property without complying to the minimum frontage and area requirement on lot 19A, Assessor's Plan 29.

222 Gifford Road James Pavao 06/01/16

DECISION: Petition for a variance was allowed to be withdrawn without prejudice.

262 Gifford Road William R. Plamondon 10/19/70

DECISION: Building permit granted to construct a single family dwelling on Lot 24, Assessor's Plan 24.

287-289 Gifford Rd Mary Ferry/Bruce Sylvia, Jr. 2/25/20
d/b/a/ Absolute Martial Arts

Decision: Applicant requests a finding that the proposed use of the front building as a martial arts studio will not be more detrimental to the neighborhood than its former non-conforming use as a tractor sales and repair facility under Zoning Bylaw Article 4, Section 4.1.2, at property located at 287-289 Gifford Road, Westport, MA, shown on Assessor's Map 31, Lot 5A.

Motion was made, seconded, and voted unanimously to grant the petition for a finding that the proposed use of the front building as a martial arts studio will not be more detrimental to the neighborhood than its former non-conforming use (i.e. as a tractor sales and repair facility), with the following conditions:

1. The martial arts studio known as Bruce Sylvia, Jr. d/b/a Absolute Martial Arts shall be the sole business being conducted on the property.
2. The hours of operation for the martial arts studio shall be restricted as follows:
Monday through Friday – 4:00 p.m. to 9:00 p.m.
Saturday – 8:00 a.m. to 12:00 p.m.
3. Mr. Sylvia shall submit a parking plan to the Building Department.
4. There shall be no lighted signs on the property. The only sign allowed will be one that measures no larger than six (6) square feet and can be placed on the building.

548 Gifford Road/ Route 177 Lawrence Flinn, Jr. 04/16/86

DECISION: Variance granted to construct and maintain on Lot 1B, Assessor's Plan 33 two satellite dishes with the center base being within 25 feet but not less than 9 feet from the boundary line of state Route 177 to be substantially in accordance with the site plan dated 3/26/86 on file in the office of the Town Clerk and the Board of Appeals.

32 Glenwood Avenue Olive Marie Fournier 05/03/88

DECISION: Petition permitting the construction of a kennel to be used in conjunction with a 25-dog kennel license on Lot 12, Assessor's Plan 24 allowed to be withdrawn without prejudice.

Goodwater Street Adrein H. Brodeur 03/24/70

DECISION: Building permit granted to construct a single family dwelling on Lot 11R, Assessor's Plan 19.

11 Goodwater Street/ Watuppa Road Joseph & Helen Simonin 11/07/77

DECISION: Variance granted to allow a 10,000 square foot portion of Lot 11P, Assessor's plan 19 to be annexed to Lot 11S, Assessor's Plan 19 upon the condition that there will be no further changes in size and shape of lots involved and that such land will be properly annexed by deed, or plan, or covenant recorded in the Registry of Deeds.

Great Island View Road **Frederick Sheard** **11/04/81**

DECISION: Variance denied to allow the construction of a single family dwelling on Lot 45C, Assessor's Plan 57 without meeting area requirements on the basis that the petitioners failed to demonstrate and/or prove conditions that especially affected the land, but not generally affecting the zoning district in which it is located, which would involve a substantial hardship under the provisions of M.G.L. Chapter 40, Section 10.

DECISION: 4/14/82 Variance denied to allow the construction of a single family dwelling on the basis that the petitioner failed to demonstrate and/or prove conditions that especially affected the land, but not affecting generally the zoning district in which it is located, which would involve a substantial hardship.

6 Great Island View Road **Evan & June Johnson** **09/22/81**

DECISION: Variance denied to allow the construction of a single family dwelling without meeting area and frontage requirements on Lot 45T, Assessor's Plan 57 on the basis that the petitioner failed to demonstrate and/or prove conditions that especially affected the land or structure, but not affecting generally the zoning district in which it is located, which would involve a substantial hardship under the provisions of M.G.L. chapter 40A, Section 10.

Great Neck Road (Ash Tree Heights) **Edward & Kathleen Pereira** **05/16/89**

DECISION: Variance denied to allow the use of a self-contained trailer for six months only on Lot 85, Assessor's Plan 71 on the determination that the petitioners had failed to demonstrate conditions which affected the land that resulted in a substantial hardship, especially due to the fact the petitioners purchased the property in 1983, approximately 9 1/2 years after the area in question was zoned residential. In addition, the Board determined that desirable relief could not be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning By-Laws.

3 Greenfield Road **Adrien H. Brodeur, Jr.** **12/07/87**

DECISION: Variance granted to allow the 12' X 18' addition to the existing room on Lot 95, Assessor's Plan 22 without meeting front yard set-back requirements.

2 & 8 Greenwood Avenue **Rita & Russell J. Perry** **04/10/96**
Maurice & Robert Gagne

DECISION: a variance was granted to allow the petitioners to convey Parcel B to Parcel C in accordance with the plan entitled "Zoning Exhibit Plan of Land for Russell Perry, dated 9/27/94, Mauk, Boucher & Heureux, Inc. Civil Engineers and Land Surveyors" and on file with the Board of Appeals.

Grinnell Court **Paul Cusson** **8/18/2018**

Decision: Applicant requests that a proposed change to the Brigg's Landing Comprehensive Permit be considered insubstantial. In particular, the request is to have lots 89 and 90 frontage on Grinnell Court rather than on Brownell Ave.

Motion was made, seconded, and unanimously determined that the Zoning Board of Appeals finds that the proposed change is insubstantial and with the following provisions:

- 1) The house structure currently on lot 90 will be demolished and not replaced on the same footprint.
- 2) Lot 90 affordable unit will be replaced by 90A as affordable unit.

- 3) An engineered plan indicating the changes will be submitted to the Zoning Board of Appeals.
- 4) The plan will be recorded at the Registry of Deeds and endorsed by the Zoning Board of Appeals.

13 Grove Street

Victor & Janice Roy

12/29/87

DECISION: Variance denied to allow an addition to the existing garage without meeting set-back requirements on Lots 154, 155, 156A and 164, Assessor's Plan 26 on the basis that the petitioners failed to demonstrate a substantial hardship which affected the land or structure.
