



ph: 508-430-7506

TO: Zoning Board of Appeals
FROM: Rachel Lohr, Zoning Compliance Officer
DATE: January 12, 2024
RE: ZB2024-02 466 Route 28 Unit 1 Site Summary

The existing commercial property located at **446 Route 28 Unit 1, Map:13 Parcel: F8-B1** in the CV and RM Zoning Districts, is a pre-existing non-conforming structure that was built in 1850 according to Town Assessing records. The lot is located within 2 zoning districts, the front of the lot being in the CV zoning district and a portion of the rear of the lot being in the RM zoning district. The lot has a total of 4 buildings, the proposed project being building #2 as indicated on the site plan in the south corner.

Project History:

- May 18, 2023, a full building permit application was submitted.
- December 19, 2023, a denial letter was issued by the building commissioner.
- December 15, 2023, a Historic application was submitted and heard at public meeting held on January 18, 2023, and again on February 15, 2023. The historic application was approved on February 15, 2023.
- January 02, 2024, a complete ZBA application was submitted.
- January 5, 2024, comments received from the Town Planner indicating they had received an application.
- January 8, 2024, the Health Department submitted comments stating they had no concerns with the project.
- Police and Historic returned the request for input with no concerns.

According to the engineered site plan provided by Paul E. Sweetser Professional Land Surveyor, dated December 14, 2023, there will be 2 additions. One to the rear of the building which will be used for office space and the second being an addition of a front porch. Both additions will be a continuation along the same line as the existing encroachment without increasing that encroachment.