

**COMMONWEALTH OF MASSACHUSETTS  
CITY OF BROCKTON  
ZONING BOARD OF APPEALS**

**ZONING BOARD OF APPEALS held a meeting in the Little Theatre at the Arnone School, Brockton, Massachusetts, on Wednesday, October 10, 2018 at 7:00 p.m.**

**IN RE: 18-76** Petition of **418 COUNTY ROAD LLC**, 380 Turnpike Street, South Easton, MA, to request a Variance from Sec. 27-48 & 27-51, petitioner seeks to overturn zoning enforcement officers determination or in the alternative issue a variance for a buildable lot in an R-1-C Zone, located at **PLOT 1-1 BANGOR STREET**.

**PETITIONER'S STATEMENT:**

**OPPOSITION:**

**DECISION:** Withdrawn

**BASIS:** The petition was withdrawn prior to the start of the Zoning Board meeting as a matter of right.

**VOTE:**

Motion to Grant by:

Seconded by:

**IN FAVOR: (0)**

Kenneth Galligan, Chairman

\_\_\_\_\_

Michael Williams, Fire Chief

\_\_\_\_\_

Doryce Smith

\_\_\_\_\_

Jeffrey Thompson

\_\_\_\_\_

**OPPOSED: (0)**

\_\_\_\_\_  
April Sferrazza, Clerk

\_\_\_\_\_  
Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS  
CITY OF BROCKTON  
ZONING BOARD OF APPEALS**

**ZONING BOARD OF APPEALS held a meeting in the Little Theatre at the Arnone School, Brockton, Massachusetts, on Wednesday, October 10, 2018 at 7:00 p.m.**

**IN RE: 18-77 Petition of BENJAMIN OGUNJOBI & PETER ONEYEMELUKWE, 28 Apricot Street, Worcester, MA, relief from Sec. 27-36, to convert an existing single family home to a two (2) family home in an R-3-Zone, located at 22 GROVE STREET.**

**PETITIONER'S STATEMENT:**

**OPPOSITION:**

**DECISION:** The petitioner was notified by the Building Inspector/Zoning Enforcement Officer prior to the start of the Zoning Board meeting that Zoning Board of Appeals involvement was not required for this location.

**BASIS:**

**VOTE:**

Motion to Grant by:

Seconded by:

**IN FAVOR: (0)**

Kenneth Galligan, Chairman

\_\_\_\_\_

Michael Williams, Fire Chief

\_\_\_\_\_

Doryce Smith

\_\_\_\_\_

Jeffrey Thompson

\_\_\_\_\_

**OPPOSED: (0)**

\_\_\_\_\_

April Sferrazza, Clerk

\_\_\_\_\_  
Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS  
CITY OF BROCKTON  
ZONING BOARD OF APPEALS**

**ZONING BOARD OF APPEALS held a meeting in the Little Theatre at the Arnone School, Brockton, Massachusetts, on Wednesday, October 10, 2018 at 7:00 p.m.**

**IN RE: 18-78** Petition of **JAMES AND LYNN MORRISSEY**, 338 Maple Street, Bellingham, MA, Sec. 27-9, 27-13A, Plot 1 Vesey Street meets all criteria of Sec. 27-12, existing lot of record deemed non buildable for assessment purposes need ZBA approval in a R-1-C Zone, located at **PLOT 2 VESEY STREET**.

**PETITIONER'S STATEMENT:**

**OPPOSITION:**

**DECISION:** Withdrawn.

**BASIS:** The petition was withdrawn prior to the start of the Zoning Board meeting as a matter of right.

**VOTE:**

Motion to Grant by:

Seconded by:

**IN FAVOR: (0)**

Kenneth Galligan, Chairman

\_\_\_\_\_

Michael Williams, Fire Chief

\_\_\_\_\_

Doryce Smith

\_\_\_\_\_

Jeffrey Thompson

\_\_\_\_\_

**OPPOSED: (0)**

\_\_\_\_\_  
April Sferrazza, Clerk

\_\_\_\_\_  
Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS  
CITY OF BROCKTON  
ZONING BOARD OF APPEALS**

**ZONING BOARD OF APPEALS held a meeting in the Little Theatre at the Arnone School, Brockton, Massachusetts, on Wednesday, October 10, 2018 at 7:00 p.m.**

**IN RE: 18-79** Petition of **PHILIP SMITH**, 73 Southland Terrace, Brockton, MA, for permission to rebuild house in the same footprint in an R-1-B Zone, located at **19 DIGBY AVENUE**.

**PETITIONER'S STATEMENT:**

**OPPOSITION:**

**DECISION:** Withdrawn

**BASIS:** The petition was withdrawn prior to the start of the Zoning Board meeting as a matter of right.

**VOTE:**

Motion to Grant by:

Seconded by:

**IN FAVOR: (0)**

Kenneth Galligan, Chairman

\_\_\_\_\_

Michael Williams, Fire Chief

\_\_\_\_\_

Doryce Smith

\_\_\_\_\_

Jeffrey Thompson

\_\_\_\_\_

**OPPOSED: (0)**

\_\_\_\_\_  
April Sferrazza, Clerk

\_\_\_\_\_  
Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS  
CITY OF BROCKTON  
ZONING BOARD OF APPEALS**

**ZONING BOARD OF APPEALS held a meeting in the Little Theatre at the Arnone School, Brockton, Massachusetts, on Wednesday, October 10, 2018 at 7:00 p.m.**

**IN RE: 18-80** Petition of **TONY NGUYEN**, 30 Colts Crossing, Canton, MA, for a Variance from Art III, Sec. 27-9 & 27-13A, applicant requests the board to either overturn the negative determination or grant a variance to allow the petitioner to build a single family home in an R-3 Zone, located at **86 WINTHROP STREET**.

**PETITIONER'S STATEMENT:**

**OPPOSITION:**

**DECISION:** Withdrawn

**BASIS:** The petition was withdrawn prior to the start of the Zoning Board meeting as a matter of right.

**VOTE:**

Motion to Grant by:

Seconded by:

**IN FAVOR: (0)**

Kenneth Galligan, Chairman

\_\_\_\_\_

Michael Williams, Fire Chief

\_\_\_\_\_

Doryce Smith

\_\_\_\_\_

Jeffrey Thompson

\_\_\_\_\_

**OPPOSED: (0)**

\_\_\_\_\_  
April Sferrazza, Clerk

\_\_\_\_\_  
Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS  
CITY OF BROCKTON  
ZONING BOARD OF APPEALS**

**ZONING BOARD OF APPEALS held a meeting in the Little Theatre at the Arnone School, Brockton, Massachusetts, on Wednesday, October 10, 2018 at 7:00 p.m.**

**IN RE: 18-81** Petition of **SEAMUS COYNE**, 1325 Belmont Street, Brockton, MA, for a Variance, Art. III, Sec. 27-12 & Sec. 27-9,13,13A, to create a buildable lot to construct a single family home in an R-1-C Zone, located at **PLOT 41 HAWLEY STREET**.

**PETITIONER'S STATEMENT:**

**OPPOSITION:**

**DECISION:** Withdrawn

**BASIS:** The petition was withdrawn prior to the start of the Zoning Board meeting as a matter of right.

**VOTE:**

Motion to Grant by:

Seconded by:

**IN FAVOR: (0)**

Kenneth Galligan, Chairman

\_\_\_\_\_

Michael Williams, Fire Chief

\_\_\_\_\_

Doryce Smith

\_\_\_\_\_

Jeffrey Thompson

\_\_\_\_\_

**OPPOSED: (0)**

\_\_\_\_\_  
April Sferrazza, Clerk

\_\_\_\_\_  
Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS  
CITY OF BROCKTON  
ZONING BOARD OF APPEALS**

**ZONING BOARD OF APPEALS held a meeting in the Little Theatre at the Arnone School, Brockton, Massachusetts, on Wednesday, October 10, 2018 at 7:00 p.m.**

**IN RE: 18-82** Petition of **TROY SONNLEITNER**, 163 Chester Farmway, Raynham, MA, for a Variance from Art. III, Sec. 27-9, petitioner is requesting to reduce the area of an existing non conforming lot, Plot 31 and to combine the remaining area with a non conforming existing lot, Plot 30 requesting relief from lot size, frontage and front setback in an R-1-B Zone, located at **403 & 421 TORREY STREET**.

**PETITIONER'S STATEMENT:** Attorney John F. Creedon , Engineer Scott Faria and the petitioner Troy Sonnleitner, presented to the board Exhibit A, Site Plan. The petitioner, is the Pastor of the International Church of the Four Square Gospel located at 421 Torrey Street. The abutting house located at 403 Torrey Street is also owned by the church. Pastor Sonnleitner would like to take 11,500 sq.ft. from Plot 31 in order to have 403 Torrey Street as a separate lot and then take the additional 35,060 sq.ft. from Lot 31 and give to Lot 30 to make the church property larger. The home is a legal two (2) family but on the site plan it states a three (3) family with parking in front of the home taking the green space away. An abutter Wendy Benson attended to see what the petitioner was asking zoning to approve.

**OPPOSITION:** None

**DECISION:** Denied. Did not carry.

**BASIS:** After reviewing the application, plans, information submitted and giving due consideration to testimony given at the public hearing, the board found the petitioner failed to demonstrate a hardship with the proposed configuration of the off-street parking. Inconsistent information was presented by the petitioner describing the dwelling as a three (3) family whereas official City of Brockton records indicate that the dwelling is a two (2) family. The two (2) family use appears to predate the current zoning enacted in 1967. Granting would derogate from the intent of the zoning by-laws and will negatively impact the orderly development of the neighborhood.

**VOTE:**

Motion to Grant by:

Jeffrey Thompson

Seconded by:

Doryce Smith

**IN FAVOR: (3)**

Michael Williams, Fire Chief

\_\_\_\_\_

Doryce Smith

\_\_\_\_\_

Jeffrey Thompson

\_\_\_\_\_

**OPPOSED: (1)**

Kenneth Galligan, Chairman

\_\_\_\_\_

\_\_\_\_\_  
April Sferrazza, Clerk

\_\_\_\_\_  
Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS  
CITY OF BROCKTON  
ZONING BOARD OF APPEALS**

**ZONING BOARD OF APPEALS held a meeting in the Little Theatre at the Arnone School, Brockton, Massachusetts, on Wednesday, October 10, 2018 at 7:00 p.m.**

**IN RE: 18-83** Petition of **BRAD CARTWRIGHT**, 845 Washington Street, Braintree, MA, for a Variance from Art. IV., Sec. 27-32 & Art. III, Sec. 27-24 2a, to construct a retail and or restaurant use and for relief from dimensions of screening when abutting a park in a C-5 Zone, located at **609 & 627 PLEASANT STREET**.

**PETITIONER'S STATEMENT:**

**OPPOSITION:**

**DECISION:** Withdrawn

**BASIS:** The petition was withdrawn prior to the start of the Zoning Board meeting as a matter of right.

**VOTE:**

Motion to Grant by:

Seconded by:

**IN FAVOR: (0)**

Kenneth Galligan, Chairman

\_\_\_\_\_

Michael Williams, Fire Chief

\_\_\_\_\_

Doryce Smith

\_\_\_\_\_

Jeffrey Thompson

\_\_\_\_\_

**OPPOSED: (0)**

\_\_\_\_\_  
April Sferrazza, Clerk

\_\_\_\_\_  
Anthony Zeoli, City Clerk







**COMMONWEALTH OF MASSACHUSETTS  
CITY OF BROCKTON  
ZONING BOARD OF APPEALS**

**ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall,  
Brockton, Massachusetts, on Tuesday,                      , 2016 at 7:00 p.m.**

**IN RE:**

**PETITIONER'S STATEMENT:**

**OPPOSITION:**

**DECISION:**

**BASIS:**

**VOTE:**

Motion to Grant by:

Seconded by:

**IN FAVOR:** ( )

Kenneth Galligan, Chairman

\_\_\_\_\_

Michael Williams, Fire Chief

\_\_\_\_\_

Stephen Bernard

\_\_\_\_\_

Jeffrey Charnel

\_\_\_\_\_

Gary Keith

\_\_\_\_\_

**OPPOSED:** ( )

\_\_\_\_\_  
James M. Casieri, Clerk

\_\_\_\_\_  
Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS  
CITY OF BROCKTON  
ZONING BOARD OF APPEALS**

**ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall,  
Brockton, Massachusetts, on Tuesday, \_\_\_\_\_, 2016 at 7:00 p.m.**

**IN RE:**

**PETITIONER'S STATEMENT:**

**OPPOSITION:**

**DECISION:**

**BASIS:**

**VOTE:**

Motion to Grant by:

Seconded by:

**IN FAVOR: ( )**

Kenneth Galligan, Chairman

\_\_\_\_\_

Michael Williams, Fire Chief

\_\_\_\_\_

Stephen Bernard

\_\_\_\_\_

Jeffrey Charnel

\_\_\_\_\_

Gary Keith

\_\_\_\_\_

**OPPOSED: ( )**

\_\_\_\_\_  
James M. Casieri, Clerk

\_\_\_\_\_  
Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS  
CITY OF BROCKTON  
ZONING BOARD OF APPEALS**

**ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall,  
Brockton, Massachusetts, on Tuesday, \_\_\_\_\_, 2016 at 7:00 p.m.**

**IN RE:**

**PETITIONER'S STATEMENT:**

**OPPOSITION:**

**DECISION:**

**BASIS:**

**VOTE:**

Motion to Grant by:

Seconded by:

**IN FAVOR: ( )**

Kenneth Galligan, Chairman

\_\_\_\_\_

Michael Williams, Fire Chief

\_\_\_\_\_

Stephen Bernard

\_\_\_\_\_

Jeffrey Charnel

\_\_\_\_\_

Gary Keith

\_\_\_\_\_

**OPPOSED: ( )**

\_\_\_\_\_  
James M. Casieri, Clerk

\_\_\_\_\_  
Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS  
CITY OF BROCKTON  
ZONING BOARD OF APPEALS**

**ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall,  
Brockton, Massachusetts, on Tuesday, \_\_\_\_\_, 2016 at 7:00 p.m.**

**IN RE:**

**PETITIONER'S STATEMENT:**

**OPPOSITION:**

**DECISION:**

**BASIS:**

**VOTE:**

Motion to Grant by:

Seconded by:

**IN FAVOR: ( )**

Kenneth Galligan, Chairman

\_\_\_\_\_

Michael Williams, Fire Chief

\_\_\_\_\_

Stephen Bernard

\_\_\_\_\_

Jeffrey Charnel

\_\_\_\_\_

Gary Keith

\_\_\_\_\_

**OPPOSED: ( )**

\_\_\_\_\_  
James M. Casieri, Clerk

\_\_\_\_\_  
Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS  
CITY OF BROCKTON  
ZONING BOARD OF APPEALS**

**ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall,  
Brockton, Massachusetts, on Tuesday, \_\_\_\_\_, 2016 at 7:00 p.m.**

**IN RE:**

**PETITIONER'S STATEMENT:**

**OPPOSITION:**

**DECISION:**

**BASIS:**

**VOTE:**

Motion to Grant by:

Seconded by:

**IN FAVOR: ( )**

Kenneth Galligan, Chairman

\_\_\_\_\_

Michael Williams, Fire Chief

\_\_\_\_\_

Stephen Bernard

\_\_\_\_\_

Jeffrey Charnel

\_\_\_\_\_

Gary Keith

\_\_\_\_\_

**OPPOSED: ( )**

\_\_\_\_\_  
James M. Casieri, Clerk

\_\_\_\_\_  
Anthony Zeoli, City Clerk



**COMMONWEALTH OF MASSACHUSETTS  
CITY OF BROCKTON  
ZONING BOARD OF APPEALS**

**ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall,  
Brockton, Massachusetts, on Tuesday, \_\_\_\_\_, 2016 at 7:00 p.m.**

**IN RE:**

**PETITIONER'S STATEMENT:**

**OPPOSITION:**

**DECISION:**

**BASIS:**

**VOTE:**

Motion to Grant by:

Seconded by:

**IN FAVOR: ( )**

Kenneth Galligan, Chairman

\_\_\_\_\_

Michael Williams, Fire Chief

\_\_\_\_\_

Stephen Bernard

\_\_\_\_\_

Jeffrey Charnel

\_\_\_\_\_

Gary Keith

\_\_\_\_\_

**OPPOSED: ( )**

\_\_\_\_\_  
James M. Casieri, Clerk

\_\_\_\_\_  
Anthony Zeoli, City Clerk

**COMMONWEALTH OF MASSACHUSETTS  
CITY OF BROCKTON  
ZONING BOARD OF APPEALS**

**ZONING BOARD OF APPEALS held a meeting in the Council Chambers, City Hall,  
Brockton, Massachusetts, on Tuesday, \_\_\_\_\_, 2016 at 7:00 p.m.**

**IN RE:**

**PETITIONER'S STATEMENT:**

**OPPOSITION:**

**DECISION:**

**BASIS:**

**VOTE:**

Motion to Grant by:

Seconded by:

**IN FAVOR: ( )**

Kenneth Galligan, Chairman

\_\_\_\_\_

Michael Williams, Fire Chief

\_\_\_\_\_

Stephen Bernard

\_\_\_\_\_

Jeffrey Charnel

\_\_\_\_\_

Gary Keith

\_\_\_\_\_

**OPPOSED: ( )**

\_\_\_\_\_  
James M. Casieri, Clerk

\_\_\_\_\_  
Anthony Zeoli, City Clerk