

**Plainville Zoning Board of Appeals  
Minutes of 05/17/2022**

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A meeting of the Plainville Zoning Board of Appeals (ZBA) was held on 05/17/2022. The meeting was held at the Plainville Town Hall. The meeting was opened at 6:00 pm and was recorded.

Board members present:

Allegra Almeida, Richard Guillette, Raymond Loughlin, William Mackie, Philip Sibia.

Board members absent/late:

Scott Tagen (associate)

Staff: Chris Yarworth

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Meeting status: New Public Hearing

Time: 6:00 p.m.

Project: 142-144 West Bacon Street – Nathan and Katie Weeman

The application of Nathan and Katie Weeman for a frontage exception for a new lot to be created directly to the north of 144 West Bacon Street. (Plainville Assessors Plat 14 Lot 57) in the RB zoning district.

Acting on Application: Almeida, Guillette, Loughlin, Mackie, Sibia.

Applicant/Rep Present: Dana Clow, Advanced Concepts Engineering Corp.  
Nathan Weeman and three daughters

Information submitted:

- a. Application for Exception pursuant to Plainville General Code (PGC) §500-16(E)(1)(a)[1], dated 04/25/2022 and filed with the Town Clerk on 04/21/2022.
- b. Letter from Advanced Concepts Engineering Corp. dated 04/25/2022.
- c. Certified abutters list
- d. Copy of Deed Book 36579 Page 73
- e. Plan entitled “Exhibit Plan to Accompany a Frontage Waiver Application in Plainville, Massachusetts, prepared for Nathan and Katie Weeman” by Advanced Concepts Engineering Corp., dated 04/25/2022 – 1 sheet.

Discussion: Mr. Clow presented the proposal. The Applicants propose to split their existing lot located at 144 West Bacon Street into two lots. Their existing house #144 would be on a zoning compliant lot. A new, vacant, Lot 57A would be created having 112.90 feet of frontage (140.00 feet required) and an area of 85,115 sf (30,000 sf required). They are requesting a frontage exception as allowed under §500-16(E)(1)(a)[1]. The lot width has been maintained at 112.00 feet so that a new building could be placed anywhere on the lot. They hope to sell the new lot and put an addition on their house to accommodate their three daughters. Both lots will have more area and frontage than many of the abutting lots, so the request should not be detrimental to

the neighborhood. Municipal water and sewer are available. A shed owned by an abutter encroaches on the rear of the property. The Applicant will work with them to resolve the issue. No abutters were present at the hearing.

**Motion by Mr. Mackie and seconded by Ms. Almeida to close the public hearing.** Approved 5-0-0.

**Motion by Mr. Mackie and seconded by Ms. Almeida to approve the requested frontage exception, subject to the draft conditions.** Approved 5-0-0.

Status: Closed.

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Meeting status: New Public Hearing

Time: 6:13 p.m.

Project: 10 Cooney Avenue – James Lucey

The application of James Lucey for a special permit and variances, and to provide any additional zoning relief as may be determined necessary during the public hearing for the work shown on the submitted plans, to construct a new single family house to replace one destroyed by fire. The parcel is located at 10 Cooney Ave., Plainville, (Plainville Assessors Plat 14 Lot 125) in the RC zoning district.

Acting on Application: Almeida, Guillette, Loughlin, Mackie, Sibilis.

Applicant/Rep Present: James Lucey

Information submitted:

- a. "Application for an Appeal, Permit, Exception or Variance" form dated 04/25/2022, filed with the Town Clerk on 04/28/2022.
- b. Plan of existing house location.
- c. Plan of existing house footprint areas.
- d. Copy of Deed Book 27883 Page 540
- e. Copy of Plan Filed as No. 663-1945 Pl. Bk. 136.
- f. Certified abutters lists for Plainville and North Attleborough.
- g. Plan entitled "Proposed Plan of Land, Plainville, MA" prepared for James R. Lucey by W.T. Whalen Engineering Co., last revised 10/28/2021 – one sheet.
- h. House plans entitled "Proposed Dwelling, 10 Cooney Avenue, Plainville, Mass" by David Raymond, dated Dec. 2021 – 6 sheets

Discussion: The applicant owns a home at 10 Cooney Avenue that pre-dates zoning in Plainville, and was severely fire damaged a few years ago. The house needs to be razed and rebuilt. The applicant is increasing the size of the house, which increases the non-conforming front yard setback. The lot has a non-conforming area, and the building location is constrained by the location of Whiting's Pond at the rear. The Applicant could reconstruct the building "by right" in the existing footprint, but was hoping to expand and improve the layout of the existing antique house to accommodate modern usage. No abutters were present at the hearing.

**Motion by Mr. Mackie and seconded by Ms. Almeida to close the public hearing.** Approved 5-0-0.

**Motion by Mr. Mackie and seconded by Ms. Almeida to approve the requested variances and special permit, subject to the draft conditions.** Approved 5-0-0.

Status: Closed.

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General Business

**Motion by Mr. Mackie and seconded by Ms. Almeida to approve the 02/15/2022 minutes.** Approved 5-0-0.

**Motion by Mr. Mackie and seconded by Ms. Almeida to adjourn at 6:30 pm.** Approved 5-0-0.

Prepared by:

Christopher Yarworth  
Director of Planning and Development