

Zoning Board of Appeals Minutes
Selectmen's Room, Middleborough Town Hall
10 Nickerson Avenue, Middleborough, MA 02346
February 28, 2019

Chairman Darrin DeGrazia, Dr. Edward Braun, Dorothy Pulsifer, Liz Elgosin, Jack Healey and Matthew Maher were present.

7:30 P.M. Minutes

Upon a motion made by Liz Elgosin and seconded by Dorothy Pulsifer, the board

VOTED: **to approve the minutes of February 14, 2019.**

Chairman Darrin DeGrazia, Dr. Edward Braun, Dorothy Pulsifer, Liz Elgosin, Jack Healey and Matthew Maher were in favor.

7:30 P.M. Yaser Wehbe – Middleboro Family Dental - 1 Rock Street

Chairman Darrin DeGrazia read into the record the legal advertisement and declared the hearing open.

Yaser Wehbe informed the board that he revised the plan to reduce the size of the addition to 837 square feet. The parking also meets the requirement for the square footage.

The board reviewed the plans submitted. Dr. Edward Braun asked if this is a single story building. Yaser Wehbe said yes. Jack Healey asked what the maximum amount of employees would have. Yaser Wehbe the maximum would be six to seven. Discussion ensued regarding the parking. Jack Healey does not feel there is adequate parking at this location. Jack Healey asked how many chairs he has. Yaser Wehbe said five, but they never use the five chairs. The maximum patients he has in the chairs are three. Yaser Wehbe said they have never had an issue with parking before. They are not requesting the addition for additional chairs or patients. This addition is to have a break room, a larger sterilization room, bathroom, etc. It is to make the office run more efficient.

Liz Elgosin read into the record a letter dated February 27, 2019, from Robert Whalen, Building Commissioner supporting this request as revised.

Chairman Darrin DeGrazia asked if anyone would like to be heard on this matter. Hearing no comments Chairman Darrin DeGrazia closed the hearing and called for a motion.

Upon a motion made by Liz Elgosin and seconded by Dorothy Pulsifer, the board

VOTED: **to approve the petition of Yaser Wehbe, DMD, 1 Rock Street, Middleborough, MA 02346 relative to his request to allow for a special permit for an approximate 837 S.F. addition to Middleboro Family Dental. The subject property is located at 1 Rock Street, Middleborough Assessor's Map 58C, lot 1322. This is approved subject to the following stipulations:**

1. As per the plan entitled Middleboro Family Dental dated February 14, 2019.

Chairman Darrin DeGrazia, Dr. Edward Braun, Dorothy Pulsifer, Liz Elgosin, Matthew Maher were in favor. Jack Healey opposed. (4-1)

Upon a motion made by Dr. Edward Braun and seconded by Liz Elgosin, the board

VOTED: **to adopt the following findings:**

1. The proposed site is appropriate for the use and structure. It is noted that essentially it is being used as a dental operation and will have the same goal in the future.

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- 2. Adequate and appropriate facilities have been provided to insure the proper operation of the use and structure;**
- 3. Traffic flow and safety, including parking and loading are adequate and there will be no nuisance or serious hazard to vehicles or pedestrians;**
- 4. Adequate water, sewer, and other utilities as well as other public and private services are available or will be provided;**
- 5. The use involved will not be detrimental to the established or future character of the neighborhood and town and is subject to appropriate conditions and safeguards.**

Chairman Darrin DeGrazia, Dr. Edward Braun, Dorothy Pulsifer, Liz Elgosin, Matthew Maher were in favor. Jack Healey opposed. (4-1)