

# REPORT OF THE ZONING BOARD OF APPEALS

To The Inhabitants of the Town of Abington:

We, the members of the Abington Zoning Board of Appeals, respectfully submit our Annual Report for the year 2006. Under Massachusetts General Laws 40A and Town of Abington Zoning By-Laws, the Board is mandated to review petitions for variances and special permits. Hearings are held once a month, with additional meetings added to the schedule as needed, and site walks done prior to meetings. The Board is well rounded with several members having been reappointed which provides stability as well as versatility in background experience.

Eighty new petitions were heard by the Board this year. The Board turned over to the Town Treasurer filing fees of \$10,385.00. In conformity with Section II Massachusetts General Laws, Chapter 40A, the Zoning Act, these petitions were duly advertised and mailed to Town Boards and all "Parties of Interest." In addition to these petitions, there were also several meetings between the Board and the developers of Meadowbrook Estates, the 40B project that is under construction in the Town, and finally going forward.

After visiting the petition sites and hearing all facts and evidence presented at the public hearings, the Zoning Board of Appeals found as follows:

Petitions Granted	70	Petitions Withdrawn	4
Petitions Denied	4	Continued Petitions	2
	Total Petitions	80	

Through the course of the year, the Zoning Board of Appeals held 97 individual hearings, with some petitions requiring continuations. Included in these petitions were requests for: 63 variances – 3 for signage, a significant portion of them for very minor residential setbacks for additions to existing properties, 4 for cell tower extensions, plus 12 findings, and 1 remanded petition. There were 28 special permits issued, with 11 of them requiring the special permit to construct in the Floodplain and Wetlands Protection District, 11 petitions for in-law apartments and 1 appeal of the Building Inspector's decision. In general, it is the policy of the Board to allow the petitioner to withdraw without prejudice, rather than be denied.

We would like to express our appreciation to all the town officials, boards and personnel for their assistance and services in attending many of our meetings, reviewing projects and submitting reports, and a special thanks to Shawn Cotter, our legal advisor, for his help and assistance. We would also like to thank the citizens of Abington for their orderly input made at our public hearings. This input and assistance have proved invaluable in our efforts to protect the Town of Abington and its citizens.

Respectfully submitted,

Ed Mulligan, *Chairman*  
James Counter, *Vice Chairman*  
Lisa Bezanson  
James Haney, *Alternate*  
Anne Preskenis, *Alternate*