

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 2007. 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.

Sixty-one new petitions were heard by the Board this year. The Board turned over to the Town Treasurer filing fees of \$14,055.00. 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."

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Petitions Granted	47	Petitions Withdrawn	3
Petitions Denied	3	Continued Petitions	8
Total Petitions			61

Through the course of the year, the Zoning Board of Appeals held 70 individual hearings, with some petitions requiring continuations. Included in these petitions were requests for: 62 variances – 3 for signage, a significant portion of them for very minor residential setbacks for additions to existing properties, 6 for cell tower extensions, plus 9 findings. There were 21 special permits issued, with 12 of them requiring the special permit to construct in the Floodplain and Wetlands Protection District, and 6 petitions for in-law apartments. 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. 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. The Zoning Board of Appeals would like to recognize Shawn Cotter, our legal advisor, for his many years of help and guidance to this Board. He will be missed.

Respectfully submitted,

Ed Mulligan, *Chairman*
James Haney, *Alternate*
James Counter, *Vice Chairman*
William Mullen, *Alternate*
Lisa Bezanson