



POSTED BY TOWN
CLERK'S OFFICE:
Date: <u>11/6/2025</u>
Time: <u>9:14 A.M.</u>
Member of Town Clerk's Office:
<u>BAJ</u>

TOWN OF MIDDLEBOROUGH
OFFICIAL MEETING POSTING FORM

NAME OF PUBLIC BODY: Zoning Board of Appeals

DAY AND DATE OF MEETING: Thursday, November 13, 2025

TIME OF MEETING: 7:00 P.M.

MEETING LOCATION: Select Board's Meeting Room, 10 Nickerson Avenue, Middleborough, MA 02346

MEMBER OF PUBLIC BODY POSTING MEETING: Tammy Mendes, Administrative Assistant

****FOR CANCELLATIONS***

MEMBER OF PUBLIC BODY CANCELLING MEETING:

CANCELLATION POSTED BY TOWN CLERK'S OFFICE: DATE:

TIME:

AGENDA

1. Announce that the meeting is being recorded as per G.L. c. 30A, §20(f)
2. Review/approve minutes of October 23, 2025
3. ***Michael O'Shaughnessy, Esq on behalf of Sumner Land Holdings, LLC***
Sumner Avenue (off), Map 49, lot 2445
Re: Special Permit pursuant to Section 3.1, Section 7.1 and Section 9.4 of the Middleborough Zoning By-law to allow for the construction of thirty-one (31) residential units in six (6) town house style buildings.
Continued hearing from October 23, 2025 – deadline extended to November 17, 2025
(Chairman Darrin DeGrazia, Joseph Mandile, Liz Elgosin, Nancy Kefalis and Sandy Abban)
4. ***Timothy Hashem***
480 Wareham Street, Map 87, lot 6463
Re: request to be granted a Special Permit pursuant to Section 4.5.3 and Section 5.3.4 and a Variance request pursuant to Sections 5.3.10.2; 5.6.1.1; 5.6.1.5 and 9.2.2.3 of the Middleborough Zoning Bylaws to allow for the construction of a commercial building that exceeds 20,000 sq. ft. and associated parking and variances from the offsite parking requirements.
New hearing – deadline February 11, 2026
5. Discuss adopting Regulations regarding a second Accessory Dwelling Unit (ADU) as per section 7.7.5.z of the Middleborough Zoning Bylaws
6. Unanticipated

Pursuant to MGL Chapter 30A, § 18-25,
a public body shall post notice of every meeting at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays. Notice shall be printed in a legible, easily understandable format and shall contain the date, time and place of the meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting.

Meeting postings must be received by Town Clerk's Office by 5:00 PM - Monday through Friday