

TOWN OF FREETOWN  
OFFICE OF THE  
ZONING BOARD OF APPEALS  
TOWN HALL, 3 NORTH MAIN STREET  
ASSONET, MASSACHUSETTS

MINUTES OF MEETING ON WEDNESDAY APRIL 17, 2013

A meeting was held by the **Freetown Zoning Board** on **April 17, 2013** at the Freetown Town Hall. Members present were Gary Guinen, Chairman, Danial Loranger, Vice Chairman, James Frates, Member and Robert Jose, Alternate.

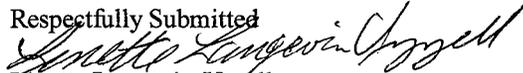
The meeting was called to order at 6:35 PM.

Gerald Velozo is requesting a variance to demolish an existing single-family home and construct in its place a 2 bedroom apartment with a three bay garage. Located at **261 Middleboro Rd. Freetown Ma. 02717**. Map 222 Lot 4. The reason for Mr. Velozo's variance is that the house is in such disrepair. James had a concern that he did not know if the dimensions were correct if the setbacks are right they were not stamped. Mr. Velozo agreed. James said his concern is that Mr. Velozo could put up something else. Robert asked what Mr. Velozo was doing for the back house access and there will be no changes the new construction will have its own driveway which is the same that is there now. The garages will be for personnel use and will not be rented out. Robert asked if the back house was rebuilt in 2007. Mr. Velozo said he was denied a variance in 2007, so he added on to an existing structure and that structure is now gone. James asked how big the original house was. On the plan 17,000 square feet. James said he need to have it all surveyed and Mr. Velozo said he has already had that done and he needed to give Paul an as built. Gary asked if there were any questions and Lisa Wheeler who lives right next door had a fear that this new construction would affect her property. She approached and took a look at the plans. Her right of way is on the other side of the fence and will not be encroached upon. Dan speaking as an abutter and neighbor claims the existing house is a mess and an eyesore. Dan will abstain from voting on this appeal. Gary made the motion to close the hearing motion seconded. Motion requested on Mr. Velozo's variance to knock down existing house and build a 2 bedroom apartment and three-bay garage on a slab. the demensions will be 40 by 80. A motion was made to grant the variance motion and seconded, the board voted unanimously to grant the variance.

Motion to open the meeting and seconded meeting opened at 7:00. Nicholas Fusaro is requesting a variance to construct a an addition to an existing building at **15 Ridge Hill Rd. East Freetown, Ma. 02717**, Map 215 Lot 38 which does not meet the setback requirements. Mr. Fusaro wants to add on three 25 foot storage bays. John from Cape Building Systems said the reason is because Mr. Fusaro's tenants are requesting more depth in order to store their equipment. The existing building is 36 feet and the new one will be 41 feet, 5 feet deeper. He can also charge more rent for more footage. Robert asked if there was a measurement between buildings. Robert said once he pulls a building permit he will have to meet those requirements. Gary asked if there were any questions and abutter John Palie approached and had a few concerns he wanted to know what the additional space was going to be used for. He was told storage just like what is there now. He is concerned because some of the tenants have dirt bikes and quads and ride them on his property and Gary told him that is a police issue not a zoning board issue. The other concern is that surveillance signs have been put up on his fence without permission. Mr. Fusaro agreed to take them down. Motion to close the hearing has been made and seconded. Motion was made to put his building within 16 feet of the property line instead of 40 feet that is required. Motion to grant variance was made and seconded. Variance was granted unanimously.

Motion to open meeting at 7:25 motion seconded. Barry Costa is requesting a variance for premises located at **64-66 South Main St. Freetown Ma.** Map 215 Lot47 to allow less than 50 feet setbacks from side property lines for a proposed business building and accessory business building. Barry Costa and his engineer Rick Charon approached and explained that in June of 2012 the setbacks were changed from 40 feet to 50 feet .The petitioners property has caused a hardship due to the shape of the lot. Gary asked if there were any questions, there were none. Motion to close the meeting was seconded. Motion was made to grant the variance due to the shape of the lot. Motion was seconded. Variance was granted unanimously.

Respectfully Submitted

  
Linette Langevin-Uzzell