



TOWN OF FREETOWN
ZONING BOARD OF APPEALS

3 North Main St, P O Box 438, Assonet, MA 02702

Findings and Decision
Application for Variance

October 21, 2013

Decision of the Board of Appeals on the appeal and petition of Robert Buckley,
251A Middleboro Rd, East Freetown, MA 02717.

On Wednesday September 25, 2013 at 6:45 pm, a hearing was held by the Freetown Zoning Board of Appeals on the request for variance by Mr. Robert Buckley for his property located at 251A Middleboro Road, Freetown, Map #221 Lot #34.

Mr. Buckley and his representative presented a plot plan. He would like to demolish the existing house, which is in a Flood Plain along Long Pond and build a new house, on the same lot, with a 5 foot higher land elevation. The hearing was continued until October 9, 2013 at 6:30 pm, in order for Mr. Buckley to present a new house plan with elevations.

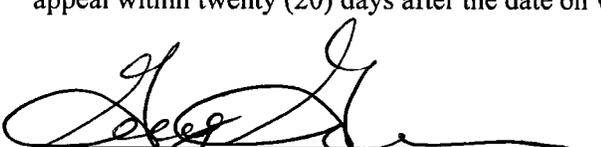
On October 9, 2013 at 6:30 pm, Mr Buckley introduced the house plans to the board. After reviewing these plans and the abutters concerns, the meeting came to a close.

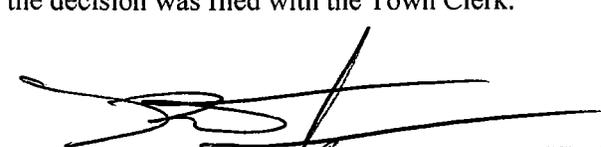
The Zoning Board voted unanimous to grant Mr. Buckley his variance request for relief from side yard set backs. The existing zoning by-law requires a 20 foot side yard set back. Since this lot was created before zoning and is approximately 33 feet wide, relief was granted. The existing house is within the Flood Plain of Long Pond. Although the new house would still be partially built in the Flood Plain, there would be a five foot gain in elevation because of the topography of the lot. This also seemed reasonable to the board.

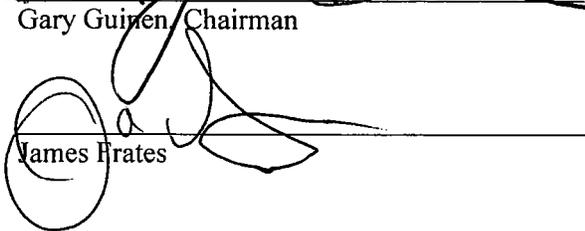
The Board also determined that the new structure would not be a detriment to the neighborhood

Voting members of the Board were Chairman Gary Guinen, James Frates and Robert Jose.

Any person aggrieved by a decision of the Board of Appeals has the right to appeal such decision to a Court of competent jurisdiction pursuant to MA General Laws, Chapter 40A, Section 17, by filing such appeal within twenty (20) days after the date on which the decision was filed with the Town Clerk.


Gary Guinen, Chairman


Robert Jose


James Frates