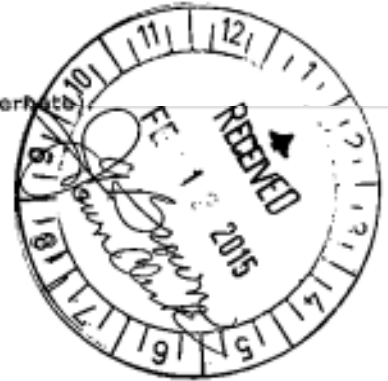


**Freetown Zoning Board of Appeals**  
Minutes of the Wednesday, December 17, 2014 Meeting  
Town Hall, 3 North Main Street, Assonet, Mass.



**Present:** James Frates, Robert Jose, Walter Sawicki, and Nicolas Velozo (alternates)

**Call to order:** James Frates called the meeting to order at 6:30 p.m.

**Minutes of Previous Meeting**

No minutes were presented.

**Case #543 – Threetown, LLC – 6 Braley Hill Road, East Freetown**

With Mr. Frates in the chair, a motion was made by Mr. Sawicki, seconded by Mr. Velozo, to open the continued public hearing at 6:32 p.m. The motion carried unanimously.

The clerk stated that the applicant's representative was in touch at approximately 4:00 p.m. to request a further continuance.

A motion was made by Mr. Velozo, seconded by Mr. Sawicki, to continue the public hearing at the request of the applicant to January 7th at 6:35 p.m. at the Town Hall. The motion carried unanimously. (Mr. Jose did not participate, having been absent for previous sessions of this hearing.)

**Case #546 – James J. Frates – 13 Simpson Lane, Assonet**

With Mr. Jose in the chair, a motion was made by Mr. Velozo, seconded by Mr. Sawicki, to open the public hearing at 7:00 p.m. The motion carried unanimously. A motion was made by Mr. Velozo, seconded by Mr. Sawicki, to waive the reading of the public hearing notice. The motion carried unanimously.

Mr. Jose noted that Mr. Frates had recused himself from the proceedings. He polled the members to ensure that they were satisfied with Mr. Frates' recusal and comfortable with continuing. All answered in the affirmative to both.

Tony DeMello, builder, appeared on behalf of Mr. Frates. The applicant is requesting a variance to construct an addition on the east side of the dwelling, with a setback of 17 feet, 6 inches. He stated that the septic system is on the north side of the structure and is an elevated system, preventing an addition on the north (rear) side. He noted that an addition to either side of the structure would require a variance. He described the addition as a twelve-foot addition to accommodate a master bedroom suite and additional bedroom.

Mr. Jose asked if the property had been surveyed. Mr. DeMello stated that it had. Mr. Jose asked if the addition would be attached to the existing structure. Mr. DeMello stated that it would. Mr. Velozo asked if the addition could be placed on the northwest corner of the structure. Mr. DeMello stated that it could not as the actual septic tank was to the northwest. Mr. Velozo asked how many bedrooms would be in the home after the addition was made. Mr. DeMello stated there would be no increase to the total number of bedrooms (presently three bedrooms).

A motion was made by Mr. Velozo, seconded by Mr. Sawicki, to close the public hearing at 7:09 p.m. The motion carried unanimously.

**DISPOSITION:** A motion was made by Mr. Velozo, seconded by Mr. Sawicki, to approve a two-foot, six-inch variance from the side setback requirements at 13 Simpson Lane, Assonet, due to topographical constraints of the property. The motion carried unanimously.

**Meeting Adjourned**

A motion was made by Mr. Sawicki, seconded by Mr. Velozo, to adjourn at 6:39 p.m. The motion carried unanimously.

This is a True Record by me.

Attest: \_\_\_\_\_  
Michael T. McCue, Senior Clerk