

**Freetown Zoning Board of Appeals**  
Minutes of the Wednesday, July 8, 2015 Meeting  
Town Hall, 3 North Main Street, Assonet, Mass.



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

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

**Minutes of Previous Meeting**

No minutes were presented.

**Case #550 – Lawrence D. Flint, Jr. – 14 Adams Avenue, Assonet**

A motion was made by Mr. Jose, seconded by Mr. Sawicki, to open the public hearing at 6:30 p.m. The motion carried unanimously. A motion was made by Mr. Jose, seconded by Mr. Sawicki, to waive the reading of the public hearing notice. The motion carried unanimously.

Lawrence Flint approached the board to discuss his proposal. He is proposing to construct a breezeway and attached one-car garage on the north side of his existing dwelling. The breezeway would be five feet wide and replace an existing five-foot-wide porch, and the garage would be approximately sixteen feet in width, with a cut-out on the northwest corner. Due to the angle of the house on the lot, the garage would be set back ten feet from the property line in the back, and fourteen feet from the property line in the front.

Mr. Jose noted the existing frontage for the property is 157.9 feet. He asked what the distance was currently from the house to the property line, and Mr. Flint responded thirty-two feet. Mr. Sawicki stated he had driven by the property and noted a sizeable existing garage on the south side of the house. Mr. Flint stated that garage is for his commercial vehicles, and that because of that 5% of his property is assessed at the commercial rate. The proposed garage would be for his wife's personal vehicle. Mr. Frates noted that if the breezeway were removed, the garage would become a detached accessory structure and would only need a ten-foot setback. Mr. Flint stated they preferred to keep the breezeway if possible.

Mr. Jose addressed the need for surveyed plans, for the safety of the applicants in that whatever is approved by this board would be distances and measurements that must be followed exactly as spelled out in the variance. Mr. Flint stated the last survey was done for the septic system at the time he purchased the property. Mr. Frates reiterated the reasons for needing a survey done. Mr. Jose asked about situating the new garage on the south side of the dwelling, and Mr. Flint stated the existing garage and the location of the well would prevent this.

Mr. Frates asked if any of the abutters wished to speak. Anita Abbott asked about the existing garage, having missed the earlier discussion. It was restated that the existing garage was for storing commercial vehicles and the new garage would be for a personal vehicle. She asked if there might be any future commercial use of the garage, and Mr. Flint stated there would not. It was noted that three of the four parcels directly abutting Mr. Flint's are those of Bob Alderson, who operates a commercial garage. Another neighbor, who did not provide his name, spoke in favor of the variance.

Mr. Jose stated he would prefer to have a survey done before making a final decision. A motion was made by Mr. Jose, seconded by Mr. Sawicki, to continue to hearing to August 12th at 6:30 p.m. at the Town Hall. The motion carried unanimously.

**Meeting Adjourned**

A motion was made by Mr. Jose, seconded by Mr. Sawcki, to adjourn at 6:50 p.m. The motion carried unanimously.

This is a True Record by me.

Attest:

  
Michael T. McCue, Senior Clerk