

Freetown Zoning Board of Appeals
Minutes of the Wednesday, August 12, 2015 Meeting
Town Hall, 3 North Main Street, Assonet, Mass.

Present: James Frates, Robert Jose, and Walter Sawicki.

Absent: 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. Sawicki, seconded by Mr. Jose, to open the continued public hearing at 6:30 p.m. The motion carried unanimously.

Lawrence Flint approached the board with a survey plan of the property showing the proposed addition and its relation to the property lines. The garage would be six feet from the property line at its closest point. He noted it would be a one-car garage.

Mr. Jose asked where the septic system is located. Mr. Flint showed it was at the rear of the house, near to the patio. Mr. Jose noted placing the garage at the front of the property would intrude on the front setback. Mr. Frates noted the well was shown on the plan to be on the south side of the property. Mr. Flint stated there is also already a garage set back on the south side of the property.

A motion was made by Mr. Jose, seconded by Mr. Sawicki, to close the public hearing at 6:40 p.m. The motion carried unanimously.

DISPOSITION: A motion was made by Mr. Jose, seconded by Mr. Sawicki, to granted the requested variance, noting the limited options for placement of the garage. The motion carried unanimously.

Upcoming Hearings

General information was discussed regarding two recent applications (4 Gull Lane and 88 Richmond Road). Gull Lane is scheduled for the September 9th meeting, and the clerk was asked to research if there were any similar cases in Assonet Bay Shores. Richmond Road has not been scheduled as the telephone number left on the application is not in service, and the clerk was asked to send certified letters to the homeowner and applicant requesting better contact information.

Accessory Apartments

Brief discussion was held on the five-year life of accessory apartments. Specifically, there was concern expressed previously that the Building Inspector has been approving renewals while the permits themselves state that the grantees must receive a new hearing before the Zoning Board of Appeals. Some additional research will be done as to how the by-laws are written and it will be discussed again at the next meeting.

Meeting Adjourned

A motion was made by Mr. Jose, seconded by Mr. Sawicki, to adjourn at 8:15 p.m. The motion carried unanimously.

This is a True Record by me.

Attest: _____
Michael T. McCue, Senior Clerk

