

**Freetown Zoning Board of Appeals**

Wednesday, June 8, 2016  
Town Hall – Assonet

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**Present:** James Frates, Walter Sawicki, and Nicolas Velozo.

**Absent:** Brad Paiva.

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

**Minutes of Previous Meeting**

No minutes were available.

**Case #565 – Andrew Grant – 6 Dorsey Road, Assonet**

Mr. Grant, his wife, and builder were present to continue discussion on the proposal. Additional plans were shown with different variations on the layout of the garage, all retaining the general three-bay size. Problems with each variation – including rooflines, interference with windows, etc. – were discussed. Mr. Grant provided pictures showing their vehicles and other items arranged in front of the house as they would be in the garage if the garage were present, to demonstrate the reason for the size of the garage.

Discussion turned to the reasons for placing the garage on the north side of the dwelling rather than the south side. Mr. Grant reiterated that the underground utilities and presence of ledge made that difficult. Mr. Frates asked to be reminded why the garage couldn't be turned, and Mr. Grant stated that would place the well at the entrance to the garage.

Mr. Velozo stated that the board members understand why the applicants want the garage in the location and at the size they have applied for, but that the size of the garage would be difficult to justify when issuing a variance. Mr. Frates likewise stated that the board has been amenable in the past to one- and two-car garages with small variances, but that to ask for a variance of roughly half the setback for such a large garage – which he likened in size to being equivalent to two separate garages – was difficult to justify. Mr. Frates summarized the board's concerns by stating that it was hard to demonstrate a hardship needing a three-car garage. Board members then offered several suggestions for how the garage could be downsized or reconfigured to meet the setbacks without requiring a variance.

Mr. Frates offered to the Grants the option of withdrawing the application or allowing the board to proceed to a vote. The Grants were cautioned that a negative vote would preclude reapplication for two years. The Grants then left the room to discuss the matter. Upon return, they opted to withdraw their application.

**DISPOSITION:** A motion was made by Mr. Velozo, seconded by Mr. Sawicki, to allow the application to be withdrawn without prejudice. The motion carried unanimously.

**Membership**

Mr. Sawicki informed the board that he did not intend to accept reappointment when his term expires.

**Meeting Adjourned**

A motion was made by Mr. Sawicki, seconded by Mr. Velozo, to adjourn at 7:13 p.m. The motion carried unanimously.

This is a True Record by me.

Attest: *Michael T. McCue*  
Michael T. McCue, Senior Clerk