

**Freetown Zoning Board of Appeals**

Wednesday, January 25, 2017  
Town Hall – Assonet, Mass.

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2017 MAR -9 AM 9:48

QUB

**Present:** James Frates, Nicolas Velozo, and Christopher Chapin (associate).

**Absent:** Bradford Paiva and James Sarcia (associate).

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

**Case #568 – Michael E. Lafferty, II – 11 Flagg Swamp Road, East Freetown**

A motion was made by Mr. Velozo, seconded by Mr. Chapin, to open the public hearing. The motion carried unanimously. A motion was made by Mr. Velozo, seconded by Mr. Chapin, to waive the reading of the public hearing notice. The motion carried unanimously.

Mr. Lafferty approached the board to discuss his proposal. He proposed to convert a portion of his existing home into an accessory apartment for his mother. He did not seek to construct an addition to the existing house, simply to make one room into a kitchen area with cabinets, sink, and cooking facilities. The board members found the proposal to be straightforward and to be in compliance with the requirements for accessory apartments in terms of size and appearance.

A motion was made by Mr. Velozo, seconded by Mr. Chapin, to close the public hearing. The motion carried unanimously.

**DISPOSITION:** A motion was made by Mr. Velozo, seconded by Mr. Chapin, to grant the special permit as requested based on plans presented. The motion carried unanimously.

**Discussion on Use Variances**

Brief discussion was held on the subject of use variances, and whether the ability of the ZBA to consider and grant use variances should be maintained or removed from the protective by-laws. General consensus was to maintain the status quo.

**Other Business Properly Before the Board**

No other business was raised.

**Minutes of Previous Meeting**

No minutes were presented.

**Meeting Adjourned**

A motion was made by Mr. Velozo, seconded by Mr. Chapin, to adjourn the meeting at 6:50 p.m. The motion carried unanimously.

This is a True Record by me.

Attest: \_\_\_\_\_

Michael T. McCue, Senior Clerk