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J. Brown

Freetown Zoning Board of Appeals
Wednesday, August 2, 2017
Town Hall – Assonet, Mass.

Present: James Frates, Bradford Paiva, Nicolas Velozo, James Sarcia (associate) and Christopher Chapin (associate).

Absent: None.

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

Case #575 – Arthur T. Medeiros – 4 Slab Bridge Road, Assonet (Map 211, Lot 67)

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

Mr. Medeiros explained to the board that he had poured a slab on the front of his house with the ultimate intention of putting up a farmer's porch. When he applied for permits, it was determined that his porch would be within the front yard setback. Due to the location of the house, any work on the front of the house would require a variance. Mr. Medeiros also described a terrible auto accident that had occurred in 2016 which resulted in significant damage to the front of his house; it was his intent to add the porch to add an additional buffer to the front of his house in case it were ever to be hit again..

Board members reviewed the layout of Slab Bridge Road, which had been altered in 1946 and moved closer to Mr. Medeiros' house. All agreed that moving the layout of the road contributed to the necessity of obtaining a variance to make any significant alterations to the front of the house.

Dawn Langan, an abutter at 30 Elm Street, stated that she was present on behalf of herself and her father, Bill Copeland, 32 Elm Street. Mr. Copeland was attending a board meeting for the Freetown Historical Society, also an abutter, and was unable to attend. Mrs. Langan stated that she and Mr. Copeland were both in favor of granting the variance. She noted the speed of vehicles on Slab Bridge Road as part of Mr. Medeiros' concerns.

Mr. Paiva felt the applicant had met the criteria for a variance and that there would be no problem issuing the requested variance. Mr. Velozo was also in agreement that the variance should be issued.

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

DISPOSITION: A motion was made by Mr. Paiva, seconded by Mr. Velozo, to grant the requested variance, noting the alteration of Slab Bridge Road as a contributing factor. The motion carried unanimously.

Minutes of Previous Meeting

Minutes of May 31st and June 28th were received.

Meeting Adjourned

A motion was made by Mr. Velozo, seconded by Mr. Paiva, to adjourn the meeting at 6:41 p.m. The motion carried unanimously.

This is a True Record by me.

Attest: *Michael T. McCreary*, Senior Clerk