

**Town of Freetown**  
**Zoning Board of Appeals**  
Minutes of the Wednesday July 19, 2023  
Held at Police Station Community Room, 15 Memorial Drive

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2023 AUG 31 AM 8:45

**Present:** Nicolas Velozo, James Frates, and Swede Magnett.

**Absent:** Robert Jose.

**Call to Order:** Nicolas Velozo called the meeting to order at 5:00 p.m.

**Case #603 – 21 Elm Street**

A motion was made by James Frates, seconded by Swede Magnett, to open the public hearing. The motion carried unanimously.

A motion was made by James Frates, seconded by Swede Magnett, to waive the reading of public hearing notice. The motion carried unanimously.

John Facchiano, the owner, and Christine Paiva were present. Mr. Facchiano stated he would like to do an accessory apartment for his mother-in-law that is 816 square feet. Mr. Velozo stated he is assuming siding will match what's currently out there. Mr. Facchiano replied yes, red cedar painted. Mr. Velozo noted there will be a deed restriction for Board of Health. Mr. Frates reminded Mr. Facchiano about the 5-year and 10-year notifications. Mr. Facchiano asked if the floor plan changes, would they have to come back. Mr. Velozo responded no.

A motion was made by James Frates, seconded by Swede Magnett, to approve the special permit for an accessory apartment. The motion carried unanimously.

A motion was made by James Frates, seconded by Swede Magnett, to close public hearing. The motion carried unanimously.

**Discussion on Accessory Apartment By-law**

Mr. Velozo asked that members keep this item in mind for the next meeting.

**Minutes**

A Motion was made by James Frates, seconded by Swede Magnett, to approve the 05.17.2023 and 06.07.2023 meeting minutes as submitted. The motion carried unanimously.

**Meeting Adjourned**

A motion was made by James Frates, seconded by Swede Magnett, to adjourn. The motion carried unanimously, and the meeting was adjourned at 5:08 p.m.

This is a True Record by me.

Attest: \_\_\_\_\_  
Victoria Alfaro, Planning & Land Use Administrator