

Freetown Zoning Board of Appeals
Minutes of the Wednesday, May 20, 2015 Meeting
Town Hall, 3 North Main Street, Assonet, Mass.

Present: James Frates, Walter Sawicki, and Nicolas Velozo (alternate).

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

Minutes of Previous Meeting

Minutes of February 11, 2015, were received.

Case #549 – David W. Brown – 3 Quitticus Avenue, East Freetown

Mr. Brown approached the board again to continue discussion on his proposal. He is trying to move forward and would not like to have the hearing drag on any further. He stated he would do what is necessary to leave with a variance tonight. The plans were reviewed again. Mr. Frates stated the board would need to validate the lots as they now exist for zoning purposes. Mr. Brown noted that the septic system would be located on the 5 Quitticus property, north of the 3 Quitticus property. He stated the Board of Health has approved the system as proposed. He also stated he would get the garage/apartment to revert it to a garage only.

Abutters were present but offered no comments.

Scott Barbato, building inspector, stated that Mr. Brown could receive a building permit for the 5 Quitticus Avenue property once the garage at 3 Quitticus Avenue is without its garage.

Members discussed conditions for the variance and settled on the following conditions:

- The apartment in the garage structure at 3 Quitticus Avenue (Lot 47) is to be removed and the entire structure returned to a garage to the satisfaction of the Building Inspector prior to a building permit being issued for 5 Quitticus Avenue (Lot 46).
- A land surveyor is to create a new plan showing the final property lines and listing the variances granted by the Zoning Board of Appeals, to be endorsed by the ZBA and recorded at the registry of deeds. Members may endorse the plan individually when available without the necessity of holding an additional board meeting.
- Lot numbers are to be corrected from the current plan to properly identify and distinguish Lot 46 and Lot 47.

A motion was made by Mr. Velozo, seconded by Mr. Sawicki, to close the public hearing at 6:50 p.m. The motion carried unanimously.

DISPOSITION: A motion was made by Mr. Velozo, seconded by Mr. Sawicki, to grant the requested relief with the conditions noted above. The motion carried unanimously.

Case #543 – Threetown, LLC – 6 Braley Hill Road, East Freetown

A motion was made by Mr. Velozo, seconded by Mr. Sawicki, to open the continued public hearing at 7:00 p.m. The motion carried unanimously.

Members discussed granting an additional continuance. Consensus was that this would be the final continuance, and the applicant would be so notified.

A motion was made by Mr. Sawicki, seconded by Mr. Velozo, to continue the public hearing at the request of the applicant to September 9th at 6:30 p.m. at the Town Hall. The motion carried unanimously.

Meeting Adjourned

A motion was made by Mr. Velozo, seconded by Mr. Sawcki, to adjourn at 7:03 p.m. The motion carried unanimously.

This is a True Record by me.

Attest: _____
Michael T. McCue, Senior Clerk

