

TOWN OF MEDWAY
ZONING BOARD OF APPEALS

MINUTES OF MEETING FEBRUARY 4, 2009

All members of the Board, including the alternate member, were present.

The meeting was called to order at 7:20 p.m.

There being no objection from any member, the Board proceeded to hear the application of Mr. James Perry, who appeared on his own behalf. Mr. Perry stated that the proposed extension, in which the Accessory Family Dwelling Unit (AFDU) would be located, would be set back 52-54 inches from the existing front of the house to allow for a four foot square porch; the extension would be about 3 feet lower than the existing house. Pushing the extension further back would interfere with an existing window in the house, with disruption of the roof line. The proposed entrance to the extension is presently a window of the existing house; the extension would match the "farm house" appearance of the existing house. Mr. Perry stated that he purchased the property in March 2007, and the extension would require removal of only two trees. Five parking spaces plus two garage spaces are available, so there is no need for additional parking. The addition is approximately 536 square feet.

No members of the public were present, so there were no questions or comments. However, a letter was received from Ms. Mary Knowles opposing the application but not stating her reasons for this opposition.

A motion to close the hearing was made by Mr. Cole, seconded by Mr. Flotta and passed unanimously.

A motion to approve the minutes of the December 3, 2008 meeting with one minor correction was proposed by Mr. Flotta, seconded by Mr. Musmanno and passed unanimously.

A motion to approve the minutes of the January 9, 2009 meeting was proposed by Mr. Flotta, seconded by Mr. Biocchi and passed unanimously.

By unanimous consent, the Board agreed to deliberate on the application of Mr. Perry. Mr. Flotta stated that the proposed addition was small even if laid out in a rather unusual manner, and that the addition would actually make the existing house look

more like a single family house. Mr. Biocchi noted that after the addition the house would still only have one door facing the street. The Board reached a consensus that the proposed structure was a conventional AFDU set back 52" behind the existing house. The Secretary and Mr. Flotta was delegated to write the detailed decision.

On a motion made by Mr. Musmanno, seconded by Mr. Cole and passed by a vote of 4-0 (Messrs. Musmanno, Cole, Biocchi and Flotta voting in favor, the other members abstaining since they had not been present at the hearing), the draft Decision on the application of Mr. Bedell was approved in the form presented by the Secretary.

By unanimous consent, three petitions were approved for advertisement.

The Board experienced some difficulty in setting the date of its March meeting in view of doubts as to whether a quorum could be present on the normal date of March 4, and uncertainty as to the availability of a hearing room on dates other than the Board's regular 1st and 3rd Wednesday dates. Finally, it was agreed to leave the choice of meeting date to the chairman, who would enquire as to the availability of a hearing room on various dates.

The Board then agreed unanimously to adjourn.