

## SEEKONK ZONING BOARD REGULAR MEETING

### MINUTES May 16, 2011

Present: Ch. Edward F. Grouke, Gary Sagar, Keith Rondeau, Ron Blum and Jeffrey Creamer  
for R Read  
Mary McNeil, Zoning Enforcement Officer,

8:02 Chairman Edward F. Grouke called the meeting to order.

This is the meeting of the Town of Seekonk Zoning Board of Appeals, May 16, 2011. First I am going to read the Rules and Regulations. I am going to read the petition as it was advertised and call upon the petitioner or their representative to present their case. All testimony, including the testimony and statements of the petitioner and/or the representatives or witnesses will be taken under oath. We will hear from anyone in the audience to speak either in favor of or against the petitioner or with any questions. At the close of the evidence, we have a discussion and we also usually make a decision on the same night although we are not required to do that. We may take a petition under advisement and give a decision at a later date. It is our practice to decide it on the night of the hearing. It is filed with the town clerk within 14 days, There is an appeal that is available to the Superior Court by the petitioner or other parties who have the proper legal standing. That appeal is governed by very strict time limitations. If anyone is considering an appeal, they have to be very careful to meet the time limitations that are set forth in the law.

**2011-11**     **Carol E. Stuart**, 216 Elm Street, Seekonk, MA, 02771, Owner and Petitioner, requesting an appeal of the Zoning Enforcement Officer's Decision, and if necessary, a **Variance** under Sections 6.8 and 6.12 of the Zoning Bylaws to allow the construction of a 25' x 30' detached garage at 216 Elm Street, Plat 16, Lot 72 in a R-2 Zone containing 25,203 sq. ft.

Carol E. Stuart     216 Elm Street sworn in...We waited until we finished the addition to see where the driveway would be. We will be using the existing driveway and will not need a curb cut. We wanted the garage this big to have more storage. We knew it was close to the line and needed a variance.

K Rondeau     Has there been any thought given to turning it and attaching it to the garage?

C. Stuart     We have a 30' RV that we have to keep close to the street and the dog kennels are to the right, there is a solid fence and we need to keep an open space for people to get back and cut grass.

- Ch. Groucke The only problem is 3' is very close to the property line.
- Carol Stuart The other property has a driveway next to us, it is not their house right there.
- K. Rondeau Looking at this, if you were to attach the garage, and make the garage smaller...
- C. Stuart We didn't want an attached garage, that is the whole reason we waited until the addition was done. Also, we can't swing the RV in at that angle.
- G. Sagar She has other options, go back and reconfigure and/or reduce it, when it comes to zoning variances, you need a hardship.
- C. Stuart The reason we have it there and at that angle is because we are going solar on the garage. There are trees on the side (street right of way) and we didn't want to have to cut them down.
- G. Sagar You cannot cut down Town trees in the street right of way.
- K. Rondeau I would be more apt to grant a variance if it weren't so big of an issue. Maybe consider a 24' x 24' garage instead of 30' x 24' and maybe consider moving it.
- R. Blum If you went to a smaller garage, it would pull you in 9' off from the corner, I could work with that better...
- Groucke If we grant a variance 3' from property line for your garage, then others would come to us and say "you gave them three feet why can't you give us 3'?"
- J. Creamer Yes, it would set a precedence.
- K. Rondeau What if we allow a 60 day continuance for them to take it back to the engineer and get it reconfigured?
- G. Sagar We are meeting next week. What if we add them to the agenda and if they can have the engineer complete the designs by then they can be heard, if not, they can ask for a continuance until the next meeting.

G Sagar made a motion to continue the public hearing for one week until May 23 for the applicant to redesign the garage and if the applicant can't make the meeting call and request a continuance until the next meeting date, seconded by R. Blum **and so voted unanimously by:** Ch. Edward F. Groucke, Gary Sagar, Keith Rondeau, Ronald Blum and Jeffrey Creamer.

**VOTE: (Approve 5-0)**

Ch. Grouke There is no one in the audience so there is no one to speak in favor of or against the petition.

Linda Prizzio We are using solar power, that is the reason we want the garage where it is.

K. Rondeau move to continue the public hearing and adjourn the meeting seconded by G Sagar, **and so voted unanimously by:** Ch. Edward F. Grouke, Gary Sagar, Keith Rondeau, Ronald Blum and Jeffrey Creamer.

**VOTE: (Approve 5-0)**

Meeting adjourned at 8:20 PM

Respectfully submitted by:

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Christina Testa, Secretary