



BOARD OF APPEALS
TOWN OF FOXBOROUGH
40 SOUTH STREET
MASSACHUSETTS
02035

**Foxborough Zoning Board of Appeals Minutes
February 21, 2019**

Members present: Members Barney Ovrut, Kim Mellen and David Brown, Associate Members Kurt Yeghian and Kim Mellen

Chairman Ovrut opened the meeting at 7:00 p.m. in the Gala Meeting Room of the Foxboro Town Hall, 40 South Street.

7:00 p.m. David & Carla Del Pizzo seek a Variance and/or Special Permit from the Code of the Town of Foxborough, Massachusetts, Chapter 275: Zoning, Section 4.1.1., Table 4-1 Dimensional Regulations for Uses in Residential and Neighborhood Business Districts, to allow a front yard setback of 28.4 feet where a setback of 35 feet is required for a garage addition. The property is located at 8 Hallowell Road, Foxborough, Massachusetts, in an R-40 Residential and Agricultural District and is not located in any restrictive overlay district. Phil DiCanzio of Dennis Colwell Architects was present representing the applicants, David and Carla Del Pizzo. They would like to construct a small addition to their present home which would include a dining room, an addition to the front entry and a master bath. They will also be expanding their garage from a one-car to a two-car garage. The present house is approximately 2.4 feet into the front setback, it was built in the late 1960's. The garage cannot be located on the other side of the house due to the leaching field.

The addition will be approximately 736 sq. ft.; it will remain a three bedroom house. The addition is 312 sq. ft. of living space and 312 sq. ft. for the garage. They will end up adding approximately 4.4 feet in the front setback.

The driveway will be expanded to accommodate the additional garage door. The exterior will match the finish of the existing house.

Abutter Kevin Cahill of 10 Hallowell Road spoke in favor of the addition. A letter was also received and read into the record from abutter Joan Perriello of 6 Hallowell Road also in support of the petition.

A motion to close the Public Hearing was made by Mr. Brown and seconded by Ms. Mellen. The motion carried 3-0-0.

The Board immediately moved into deliberations. The Variance request is not needed since the existing house is already in the front yard setback; therefore only a Special Permit is needed. The Board reviewed the criteria for a Special Permit and feel that this petition meets all of the requirement.

A motion that a Variance is not required as part of the petition for 8 Hallowell Road and to make a finding that the addition is not substantially more detrimental to the neighborhood than the existing nonconformity and to grant the Special Permit request for an addition at 8 Hallowell Road with conditions that the proposed addition be 26' x 12' as shown on the

submitted plans, the location of the proposed addition be not less than 28.4 into the front yard setback as shown on the submitted architectural plans and that the external materials used in the proposed addition be consistent with the existing structure was made by Mr. Brown and seconded by Ms. Mellen. The motion carried 3-0-0.

GENERAL BUSINESS

The Board reviewed the minutes of the December 20, 2018 meeting.

A motion to approve the minutes of December 20, 2018 was made by Mr. Brown and seconded by Ms. Mellen. The motion carried 5-0-0.

Mr. Ovrut reviewed the Town Meeting Bylaw Amendments proposed for the May Town Meeting in regards to Zoning Amendments and Sign Bylaw Amendments.

An article for the electronic sign at the Orpheum has also been submitted as a Citizen's Petition.

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

Diana Gray

Signed on behalf of the Board

Kim Mellen, Clerk