



BOARD OF APPEALS  
**TOWN OF FOXBOROUGH**  
40 SOUTH STREET  
MASSACHUSETTS  
02035

**Foxborough Zoning Board of Appeals Minutes  
May 15, 2014**

Members present: Chairman Neil Forster, Member Kim Mellen, Alternate Member Kevin Penders

Chairman Forster opened the meeting at 7:00 p.m. in the Media Center of the Foxboro High School, 120 South Street.

**7:00 p.m. Robert J. Zeolla, Jr. requests a Special Permit pursuant to Foxborough Zoning By-Laws Section 5.3.1 to demolish and reconstruct a pre-existing non-conforming residential garage and a Special Permit pursuant to Table of Use 3-1, Section 3.L.5 to allow the construction of a 1 1/2 story detached residential garage in excess of 625 sq. ft. The property, located a 24 Taylor Road, is located in an R-40 Residential Zoning District and Zone II Water Resource Protection District.** Robert and Andrea Zeolla were present as well as their attorney, Frank Spillane.

Mr. Spillane explained that the Zeolla's would like to reconstruct their existing garage which is 1 1/2 stories with 686 square feet. The rear setback is currently 0 feet.

They are proposing an 832 square foot garage that will be 1 1/2 stories with a rear setback of 4 feet where 39 feet is required, the front setback of 39 feet where 35 feet is required and a side yard setback of 21 feet where 15 feet is required. The current garage has a full bath and they would also like to have a full bath in the new one.

They will be using the garage to store motorcycles and classic cars, the current garage is not good for storage of these kind of vehicles. The second floor will have a loft on one side; Mr. Zeolla will be installing a lift on the other side. The loft will be used for storage of tools and related items as Mr. Zeolla likes to work on his vehicles; they will not be storing any hazardous materials. They will have heat in the garage but are not planning on having any kind of living space.

They rebuilt their house six years ago, the house is across the street right on the water; they have owned the property for twenty years. The shed off the property will be staying.

The garage will be built consistent with the style of the house with lighting similar to what is there now and the existing driveway will be reused.

They have spoken with their neighbors and two letters in support of the application, from abutters, were submitted by Atty. Spillane, one was signed by Brian Keefe, the other by Michel Holmes and Jayne Siteman.

Since this property is located in the Water Resource district, the Board is concerned with runoff. Atty. Spillane explained that the building is low, but they would like to raise and grade the new

garage a few feet. They can either install gutters that will drain into a drywell or just let the runoff go off the roof whichever the Board prefers.

There were no abutters present.

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

The Board members have no objections to the petition but do have concerns with the garage eventually becoming a living space.

A motion to approve the Special Permits to demolish and reconstruct a pre-existing non-conforming garage with conditions that the runoff be captured by drywells subject to the approval of the Building Commissioner, the garage may not be used as a separate dwelling or for commercial purposes, the garage conforms to the proposed plans as submitted with exterior materials similar to the existing home, no gas, oil or other hazardous materials in excess of five gallons shall be stored in the garage and lighting shall not flood on abutting properties was made by Mr. Penders and seconded by Ms. Mellen. The motion carried 3-0-0.

## **GENERAL BUSINESS**

The Board reviewed the minutes of March 20, 2014.

A motion to approve the minutes of March 20, 2014 as amended was made by Ms. Mellen and seconded by Mr. Penders. The motion carried 3-0-0.

Mr. Casbarra informed the Board that the new Town Manager would like to meet with Board members.

Board reorganization is needed next month.

Mr. Penders noted that his reappointment slip was for three years and it should have only been for one year as he is an Alternate Member. He will contact the Town Clerk about this matter.

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Diana Gray