



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

**Foxborough Zoning Board of Appeals Minutes  
October 20, 2011**

Members present: Chairman Erik McKenzie, Member Neil Forster, Alternate Barney Ovrut,

The Chairman opened the meeting at 7:00 p.m.

**7:00 p.m. Mark McCormack requests a Special Permit pursuant to Foxborough Zoning By-Laws, Table of Use, Section 3.L.5 to construct a 1 1/2 story detached residential garage in excess of 625 square feet at 2 Lewis Road. The request is to construct a garage measuring 36 X 24 feet. The property is located in an R-40 Zoning District and a Zone II Water Resource Protection District.** Mr. McCormack was present and represented himself. Also present was Don Colangelo his contractor. Mr. McCormack stated that he planned this garage before he knew about Zoning. He would like to be able to store four vehicles, two motorcycles and one scooter in the garage. All the vehicles are registered and insured. He works as a representative for a bicycle company so he would also like to have the ability to store helmets, wheels, etc. for his business. The vehicles are a minivan, a small sedan, a Prius and a sports car.

The house currently has a one car garage underneath the house that is not big enough for the family's needs. There is a 9 x 15 shed on the property that will stay; it is for lawn equipment and a snow blower.

Mr. McCormack presented pictures of his property to the Board. He would like to leave the trees in the front to help screen the view of the garage.

The garage would be 1 1/2 stories forward of the house and detached. It will be a contemporary style to match the house. It cannot be attached to the house due to the location of the windows on the house. No additions to the driveway would be needed as the driveway turns where the garage would be located. It will be located seventeen feet from the closest point of the house as Mr. McCormack wanted to have enough space to get to the back of the property with a vehicle if necessary.

He would like the garage to have electricity but no plumbing.

There were no abutters present at the hearing.

The maximum size allowed under the bylaw is 26 x 26; Mr. McCormack is requesting a 36 x 24 garage. All the setbacks will be met.

A motion to close the Public Hearing was made by Member Forster and seconded by Alternate Ovrut. The motion carried 3-0-0.

The Board immediately moved to deliberations. Mr. Ovrut had no problems with the location of the garage as it will be elevated and screened by vegetation. The Board would like to make sure that the entrance is kept where it is proposed.

A motion to approve the Special Permit for a 36 x 24 ft. 1 ½ story detached residential garage in excess of 625 square feet on the property located at 2 Lewis Road, facing the current driveway, for the storage of motor vehicles and personal property with conditions that it is subject to the plans presented, will be constructed with materials to match the house, will have no plumbing, can have electricity for interior and outside lighting, no storage of oil or hazardous waste and will not be used for commercial purposes was made by Member Forster and seconded by Alternate Ovrut. The motion carried 3-0-0.

The minutes of September 15, 2011 were approved unanimously.

ZBA member Lee Estabrooks has submitted his resignation from the Board due to work commitments. The letter will be forwarded to the Board of Selectmen for acceptance.

The BOS will need to make an appointment of a new alternate. Alternate Penders has declined to be named a full member of the Board so Alternate Ovrut will move up to full member.

The annual report for the Hill Street Tower was recently received.

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

Respectfully Submitted,

Diana Gray