



OFFICE OF THE
BOARD OF APPEALS
TOWN OF DUNSTABLE
TOWN HALL, 511 MAIN STREET
DUNSTABLE, MA 01827-1313
(978) 649-4514 FAX (978) 649-4371
zoning-appealsboard@dunstable-ma.gov

Accepted
July 9, 2009

Locapo Hearing Minutes
May 28, 2009

Members Present: Ted Gaudette, Clerk and Acting Chairperson
Alice Ekstrom, Member
Judy Thompson, Member
Leo Tometich, Member
Gerald Mead, Associate Member
Al Horton, Associate Member
Lisa O'Connell, Secretary and Associate Member

Members Absent: Josh West, Chairperson

Petitioners Present: Daniel Locapo, 47 Lower Dam Way
Sandra Locapo, 47 Lower Dam Way

Others Present: Barbara Blanco, 37 Lower Dam Way
Brian Locapo, 59 Lower Dam Way

Ted Gaudette opened the hearing and called the meeting to order at 7:34 p.m. He read the hearing notice as posted for the record and asked the petitioner to present their case. He said the application was submitted and the abutters were notified of the hearing.

Daniel Locapo stated they would like to build a four-car garage on their property. He indicated the location of the septic and the well on the building permit plan.

Lisa O'Connell asked if it was one property with the private right-of-way running in the middle of it.

Daniel Locapo said yes. The lots are on both sides of the street. Lower Dam way cuts through most of the properties.

Daniel Locapo said that the proposed barn is 20.5 feet from the side lot line as required by the Dunstable Zoning Bylaws for an accessory building.

Lisa O'Connell said that a variance would not be needed as it is allowed by the bylaws.

Al Horton said that according to section 11.1 of the DZBL an accessory building need only be located 20 feet from the property line.

Daniel Locapo said he located the barn on one side of the property to allow for an emergency vehicle turnaround at the end of the street.

Ted Gaudette asked for other comments from the Board.

There were none.

Ted Gaudette asked for comments from the public.

Barbara Locapo said she was in support of the proposed plans.

Brian Locapo also was in support of the petition.

For the record, the Board decided a variance was not required and only a finding as to whether the proposed construction was more or not more detrimental to the neighborhood.

Leo Tometich motioned for a vote as to whether Mr. Locapo's proposed barn was more or not more detrimental to the neighborhood.

Judy Thompson seconded the motion and the secretary called the roll.

Ted Gaudette – not more detrimental

Leo Tometich - not more detrimental

Alice Ekstrom – not more detrimental

Judy Thompson – not more detrimental

Gerald Mead – not more detrimental

Lisa O'Connell stated the decision would be filed with the Town Clerk within 14 days after the closing of the hearing. After the 20 day appeal period, the Town Clerk would contact Mr. Locapo in order to pick up the decision to be recorded with the Registry of Deeds.

Alice Ekstrom motioned to close the hearing. Leo Tometich seconded the motion and all were in favor.

The hearing was closed at 7:55 p.m.