

**Minutes of the Board of Appeal meeting on FEBRUARY 21, 2018 held in the Maurice Buck Auditorium, Town Hall, 365 Boston Road, Billerica, MA.**

**Members Present: Doris M. Pearson, Chairman; Richard A. Colantuoni, Vice-Chairman; Anupam S. Wali, Secretary; Salvatore A. Dampolo and Eric Anable.**

**Chairman Doris M. Pearson opened the Board of Appeal meeting at 7:02 P.M. Chairman Colantuoni read the notice of each petition prior to its hearing and swore in those wishing to speak on each petition.**

**Vishwa Hindu Parishad of America, Inc. by Christopher J. Alphen, Esq.  
240 Boston Road – Special Permit and Variance Requests.**

**Doris M. Pearson read a letter from Attorney Mark Bobrowski asking to continue the Vishwa Hindu Parishad Special Permit and Variance hearing to April 18, 2018.**

**Richard A. Colantuoni made a motion to continue the Vishwa Hindu Parishad of America, Inc. Special Permit hearing to 6:50 P.M. and the Variance hearing to 6:55 P.M. on April 18, 2018 in the Maurice Buck Auditorium, second by Eric Anable. All in favor. Motion granted.**

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**HEARING #1            JAMES F. COVINO AND JUDITH A. COVINO**

**LOCUS:                11 STAG DRIVE (85 PARCEL 226-0)**

**Members sitting on this hearing: Doris M. Pearson, Chairman; Richard A. Colantuoni, Vice-Chairman; Anupam S. Wali, Secretary; Salvatore A. Dampolo and Eric Anable.**

**James and Judith Covino appeared before the Board of Appeal requesting a SPECIAL PERMIT pursuant to Section 5.C.1.i(2)(c) of the Zoning By-law to maintain an existing in-law apartment in their house located in a Rural Residential Zone.**

**James and Judith and their family live in the existing house. Judith's parent will live in the in-law apartment. The in-law apartment does not exceed the 800 square foot requirement. There are sufficient parking spaces for all residential vehicles in their driveway.**

**Mr. Colantuoni asked, if the in-law apartment is inside the main house?**

**Mr. Covino said it is above the garage.**

**Covino cont'd:**

**Mrs. Pearson asked, if they were cited by any department?**

**Mr. Covino said we were in the process of refinancing when we were informed we would need to apply to the Board of Appeal.**

**Richard A. Colantuoni made a motion to close the hearing, second by Salvatore A. Dampolo. All in favor. Motion granted.**

**Richard A. Colantuoni made a motion to Grant the petitioners a Special Permit second by Anupam S. Wali. All in favor. Motion granted.**

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**HEARING #2           MICHAEL B. WASHISKO**

**LOCUS:               14 HEIDI LANE (PLATE 52 PARCEL 112-0)**

**Members sitting on this hearing: Doris M. Pearson, Chairman; Richard A. Colantuoni, Vice-Chairman; Anupam S. Wali, Secretary; Salvatore A. Dampolo and Eric Anable.**

**Michael Washiko appeared before the Board of Appeal requesting a VARIANCE pursuant to Section 7 (Dimensional Regulations) of the Zoning By-law to build a carport on his land located in a Rural Residence Zone.**

**He would like to build an approximate 22 foot by 20 foot by 9 foot carport on his land to protect his vehicles from the inclement weather. In order to build the carport on his land, the Variance is required.**

**Mrs. Pearson said the car port appears to be 12.3” from the lot line.**

**Mr. Colantuoni said this appears to be a Variance from the side and front set back as shown on his plan.**

**Mr. Colantuoni asked, what type structure is the car port?**

**Mr. Washisko said it has a steel frame.**

**Richard A. Colantuoni made a motion to close the hearing, second by Anupam S. Wali. All in favor. Motion granted.**

**Richard A. Colantuoni made a motion to Grant the petitioners a Variance pursuant to the legal ad, plan submitted and testimony given, second by Anupam S. Wali. All . Motion .**

**HEARING #3            JOHN LAFAUCI AND PATRICIA LAFAUCI**

**LOCUS:                4 CATHERINE AVENUE (PLATE 82 PARC3L 198-0)**

**Members sitting on this hearing: Doris M. Pearson, Chairman; Richard A. Colantuoni, Vice-Chairman; Anupam S. Wali, Secretary; Salvatore A. Dampolo and Eric Anable.**

**John and Patricia LaFauci appeared before the Board of Appeal requesting a VARIANCE pursuant to Section 7.L (Dimensional Regulations) of the Zoning By-law to build a two-car garage with rooms above the garage onto their house located in a Rural Residence Zone.**

**They would like to build a two-car garage onto their house for their vehicles and yard equipment. Also, they would like to build rooms above the garage for additional living space to include a master bedroom, bathroom and laundry room. In order to build the garage, with rooms above the garage, the Variance is required.**

**Mrs. Pearson asked, if there is access from the garage to the second level?**

**Mr. LaFauci responded no.**

**Mr. Wali asked, what is the size of the garage and second floor level?**

**Mr. LaFauci said it will be 126 feet wide by 32 feet deep.**

**Mr. Colantuoni said this is a nice set of plans for this Variance request.**

**Richard A. Colantuoni made a motion to close the hearing, second by Anupam S. Wali. All in favor. Motion granted.**

**Richard A. Colantuoni made a motion to Grant the petitioners a Variance pursuant to the legal ad, plan submitted and testimony given, second by All in favor. Motion granted.**

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**HEARING #4            EDWARD M. ROGERS AND KATHERINE ROGERS**

**LOCUS:                5 NEW STREET (PLATE 87 PARCEL 211)**

**Members sitting on this hearing: Doris M. Pearson, Chairman; Richard A. Colantuoni, Vice-Chairman; Anupam S. Wali, Secretary; Salvatore A. Dampolo and Eric Anable.**

**Edward and Katherine Rogers appeared before the Board of Appeal requesting a VARIANCE pursuant to Section 7.L (Dimensional Regulations) of the Zoning By-law to build an addition onto their house located in a Rural Residence Zone.**

**Currently he has a two bedroom house. He would like to build the addition, to include another bedroom, onto his house for his family. In order to build the addition onto the back of his house, the Variance is required.**

**Mr. Colantuoni made a motion to close the hearing, second by Anupam W. Wali. All in favor. Motion granted.**

**Richard A. Colantuoni made a motion to Grant the petitioners a pursuant to the legal ad, plan submitted and testimony given, second by Anupam S. Wali. All in favor. Motion granted.**

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**OTHER BUSINESS - BOARD OF APPEAL MEETING - FEBRUARY 21, 2018**

**Richard A. Colantuoni made a motion to accept the minutes of the Board of Appeal meeting on November 15, 2017 and December 6, 2017 second by Eric A. Anable. All in favor. Motion granted.**

**Salvatore A. Dampolo made a motion to adjourn the February 21, 2018 Board of Appeal meeting at 10:21 P.M., second by Anupam S. Wali. All in favor. Motion granted.**

**Next Meeting: March 21, 2018**

**Respectfully submitted,**

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**Anupam S. Wali, Secretary**