

Minutes of Zoning Board Meeting  
Town of Whately  
Town Offices Building, 4 Sandy Lane  
May 3, 2018

Members Present: Roger Lipton, Kristin Vevon, Fred Orloski  
Members Absent: Debra Carney, Bob Smith

Attending: Enace J. (E.J.) Lococo, Jr. and Petra Lococo, 148 Westbrook Road

PUBLIC HEARING: application of Enace J. Lococo, Jr. for a special permit to create a two-family dwelling/in-law apartment at his address of 148 Westbrook Road, on property he owns.

At 6:35 pm, the secretary informed E.J. and Petra Lococo that the board would not be able to form a quorum of three members until 7:40 pm. The Lococos opted to leave for an hour and then return. The secretary explained that she would remain in the meeting room to explain the delay to any others attendees who might arrive. No one else came to the hearing. The Lococos returned, the board arrived, and Chair Roger Lipton opened the hearing at 7:42 pm. The secretary read the legal notice and the applicant agreed that it was accurate.

E.J. Lococo explained that he wants to build a residence at his home where his disabled brother can best be cared for. He said his lot size is 1.2 acres in AR-1, and is connected to the public water supply. Mr. Lococo presented a project plan, but said he would probably scale back the project from two bedrooms to one bedroom.

Roger explained that before making a decision about the special permit, the board would first need to see a plan of the project as it will actually be built. There followed a discussion of lot size and frontage requirements, and of the proper category for the project – whether two-family dwelling or accessory apartment. The board consulted ~ *171-11 Accessory Uses* of the Whately Zoning Bylaws. Mr. Lococo stated that Building Inspector Jim Cerone had told him that an accessory apartment standard is easier, with fewer requirements. Roger read the Accessory Apartment definition. It was agreed that Mr. Lococo will redesign the project so that it meets the Accessory Apartment definition, and will return with a revised plan for a second hearing session. Roger explained that although the legal notice described the project as a two-family dwelling/in-law apartment, it is not necessary to re-advertise since anyone who would object to an accessory apartment would have also objected to the project as advertised, and no one has objected. The hearing was continued to June 7, 2018. Both Roger and Kristin are available that night, and the secretary will check with Bob Smith and Debra Carney. The hearing was closed at 8:05 pm. The board then voted unanimously to approve the minutes of April 5, 2018, and the meeting ended at 8:10 pm.

Mary McCarthy,  
Secretary  
Planning Board  
Town of Whately