



OFFICE OF THE  
**BOARD OF APPEALS**  
TOWN OF DUNSTABLE  
TOWN HALL  
511 MAIN STREET  
DUNSTABLE, MA 01827-1313

Approved  
July 10, 2008

**Taylor Hearing**  
**May 1, 2008**

Members Present: Wesley Goss Joshua West  
Judith Thompson Leo Tometich  
Al Horton Lisa O'Connell

Members Absent: Alice Ekstrom

Petitioners Present: William and Jessica Taylor, 15 Lower Dam Way, Dunstable

Others Present: Brian Locapo, 59 Lower Dam Way, Dunstable  
Sandra Locapo, 27 Lower Dam Way, Dunstable

This meeting's intent is to file a decision with the Town Clerk regarding the application submitted by William and Jessica Taylor, owners of 15 Lower Dam Way, for a variance from the Dunstable Zoning By-laws, Sections 4.2 and 4.3 alteration, reconstruction, extension or structural change of a nonconforming structure or lot, and Sections 11.1 and 11.3 dimensional lot requirements.

Wes Goss called the meeting to order and opened the hearing at 7:30 p.m. Lisa O'Connell read the hearing notice for the record. Wes introduced the members and explained the procedures of the hearing. He asked the petitioner to present his case.

William Taylor said that they want to add extra footage to the house on a slab and a garage.

Wes Goss asked if the petitioner would be staying within the footprint of the existing structure.

William Taylor said they would add a second floor and add a kitchen and garage. There would be a small change to the footprint, in that they would add a cement slab for a garage.

Wes Goss said it looked like they would be adding quite a bit. He said that in regards to the by-laws a non-conforming lot could not be made more non-conforming when it was changed, altered, reconstructed, etc.

William Taylor said they would be adding a car length for a two car garage.

Al Horton asked how wide the structure is.

William Taylor said 28 feet by 44 feet.

Lisa O'Connell asked how far the structure presently was from the lot lines.

William Taylor said that they were roughly 15 feet from the lot lines and not 30 feet from the road, but that there was a lot of space in the front on the lake side.

Wes Goss asked if they would have the 30 feet requirement with the garage to the street.

William Taylor said no.

Al Horton said that they could not make the structure more non-conforming, in other words, not closer to the lot lines than the closest point on the structure to the line.

Wes Goss said that they would need exact measurements in order to see if the structure would be more or less non-conforming.

Wes Goss asked if there was anyone present to speak in favor of the petition.

Brian Locapo said he is in favor of the plan.

Sandra Locapo said she was in favor of the plan presented.

Josh West said that the house is a split level now, would it become 3 stories?

William Taylor said yes, 2 1/2. They are adding a floor to the split which includes the basement floor.

Judy Thompson asked if the abutters had a problem with the new height of the structure.

Sandra Locapo said, no.

Josh West said he would like to see a certified plot plan for exact measurements and not a mortgage plan.

The Assessor's map was reviewed.

Brian Locapo said that a certified plan could prove that the lot line is actually on the road as it's a private way and would give the Taylors the front lot line measurements they need to construct the garage.

Josh West motioned to continue the hearing to May 29, 2008 at 8:00 pm. in order to view certified plans.

Al Horton seconded the motion and all were in favor.

The hearing will be continued to Thursday, May 29, 2008 at 8:00 p.m.