



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

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Approved on

7/11/19

ZONING BOARD OF APPEALS

MINUTES OF MEETING

June 13, 2019

This meeting was called to order at 7:00 P.M. by Chairman Thomas Hansson. Other members present were:

William Corkum

Randy Kibbe

Cindy Donati

Doug Curving

Also present was Deborah Rosebrooks, Administrative Assistant.

Damian Planas-Merced was not in attendance.

A motion was made by Bill Corkum to approve of the minutes of April 11, 2019. The motion was seconded by Randy Kibbe and the vote was 5-0 in favor.

PUBLIC HEARING: (06-SP-19 & 07-SP-19) JOSEPH H. JOHNSON JR, APPLICANT:

This hearing was held to consider the application of Joseph H Johnson Jr., Trustee York Hill R.E. Trust, 92 Merrill Ave., Haverhill, MA 01830 for Two Special Permits; 06-SP-19 pursuant to of Article V, Section 173-18.1 of the Town of Northbridge Zoning By-laws in order to create a retreat lot and 07-SP-19 to allow the construction of a two unit condominium building pursuant to The Table of use Regulations, Section 173-47 of the Northbridge Zoning by laws. The property is located on Prospect Street, Whitinsville, MA 01588 and is approximately 4.32 acres of vacant land. The property is shown on Assessor's Map 15 as Parcel 220 and is located in a Residential-3 zoning district and is owned by Kurt & Joseph Oosterman.

Randy Kibbe read the hearing notice and sitting on the board for this hearing are; Tom Hansson, Randy Kibbe, Bill Corkum and Doug Curving.

Cindy Donati excused herself due to a conflict of interest. Tom Hansson explained that only having four members that they would have to carry all four votes to get an approval, or they have the option to continue the hearing until next month. Mr. Johnson wanted to move forward.

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Mr. Johnson explained to the board what his intentions were for this property; he feels a two unit condo is a better fit for the area than a seven house lot subdivision that was originally proposed.

He is looking for a Special Permit for a retreat lot (06-SP-19) due to the shape of the lot and the ledge that is on it. This property is a 4.32 acre lot with plenty of room for a retreat lot.

With no further comment or question, Bill Corkum made a motion to close the public hearing and take it under advisement, seconded by Randy Kibbe, vote 4-0 in favor.

Mr. Johnson also needs a special permit to build a duplex (07-SP-19). There are several pre-existing duplexes in this neighborhood and feels this would be the best fit for this property.

With no further comment or question, Bill Corkum made a motion to close the public hearing and take it under advisement, seconded by Randy Kibbe, vote 4-0 in favor.

The board discussed the special permit (06-SP-19) for the retreat lot and felt that it meets all the criteria for a retreat lot. A motion was made by Bill to approve the Special Permit for a retreat lot, seconded by Randy Kibbe. Vote 4-0.

The next discussion was the Special Permit (07-SP-19) to build a duplex on this property. This fits in the neighborhood and in harmony with the lot. Motion was made by Bill Corkum to approve the Special Permit for proposed duplex, Motion was seconded by Randy Kibbe, Vote 4-0 in favor.

A motion was made by Bill Corkum to close the meeting and enter into executive session, motion was seconded by Cindy Donati, vote 5-0 in favor.

Attested by,

Deborah Rosebrooks
Administrative Assistant.

THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD OF APPEALS (Approved on 7/11/19)