



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

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NORTHBRIDGE TOWN CLERK
DOREEN A. CEDRONE

Approved on September 11, 2014

ZONING BOARD OF APPEALS

MINUTES OF MEETING

AUGUST 14, 2014

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

William Corkum

Diane Woupio

Carol Snow

Randy Kibbe

Also present was Brenda Ouillette, Administrative Assistant.

Absent from this meeting was Sharron Ampagoomian.

A motion was made by William Corkum to approve of the minutes of July 10, 2014. The motion was seconded by Diane Woupio and the vote was 5-0 in favor.

PUBLIC HEARING: (07-V-2014) GARY CUNNINGHAM/SUNSHINE SIGN CO., APPLICANT

This hearing was held to consider the petition of Gary Cunningham/Sunshine Sign Co., 121 Westboro Rd., N. Grafton, MA for a Variance pursuant to Article VII, Section 173-23 B of the Town of Northbridge Zoning By-laws, Signs permitted in any Business District, in order to allow a 173.25 sq. ft. wall sign on the front of the existing retail building adjacent to Ocean State Job Lot to be known as Dollar Tree. The property is located at 1163 Providence Rd., Whitinsville, MA, shown on Assessor's Map 23A as Parcel 100 and located in a Business-1 zoning district. The property is owned by OSJ of Whitinsville, LLC, 375 Commerce Park Road, N. Kingston, RI.

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Diane Woupio read the public hearing notice. Assigned to this hearing were Thomas Hansson, William Corkum, Diane Woupio, Carol Snow, and Randy Kibbe.

Gary Cunningham from Sunshine Sign was present as well as James Dean from Dean Associates, Architect for the Dollar Tree project. Mr. Cunningham stated that the Dollar Tree Store is requesting to have a 42" x 43" x 3 ¾" internally illuminated sign installed on the building. The property is setback approximately 450 feet from the road with restricted visibility. Mr. Cunningham stated that the petition indicates it is 550 ft. from the road but he had miscalculated that distance. The maximum square footage of a wall sign in a Business-1 zoning district is 60 sq. ft. which would not be visible from the road at that distance.

There were no abutters present.

A motion was made by William Corkum to close the public hearing and take the matter under advisement. The motion was seconded by Diane Woupio and the vote was unanimous.

Board members were in agreement that a hardship existed due to the distance of the building from the road. A 60 sq. ft. sign would hardly be visible from the road. Because the other businesses in that same shopping plaza have been allowed similar signs, this new business owner would be at a financial disadvantage to competitors with greater visibility of their larger signs.

A motion was made by William Corkum to grant the variance to allow a 42" x 43" x 3 ¾" internally illuminated sign to be installed on the building as shown on the plan submitted. The motion was seconded by Diane Woupio and the vote was 5-0 in favor.

PUBLIC HEARING: (8-SP-2014) ERIC RYAN, APPLICANT

This hearing was held to consider the application of Eric Ryan, 7 Lovett Circle, Oxford, MA for a Special Permit pursuant to Article V, Section 173-12 of the Town of Northbridge Zoning By-laws, Table of Use Regulations, in order to allow a body art facility (tattoos) at 833 Providence Road, Whitinsville, MA. The property is shown on Assessor's Map 14, Parcel 196 and located in a Business-3 zoning district. The property is owned by Dyer Development LLC, 134 Ferry St., South Grafton, MA.

Diane Woupio read the public hearing notice. Assigned to this hearing were Thomas Hansson, William Corkum, Diane Woupio, Carol Snow, and Randy Kibbe.

Eric Ryan was present and stated that he has been in the tattoo business for 16 years. He would like to operate a small tattoo shop at this location by appointment only. His hours of operation for the establishment would be 11:00 A.M – 7 P.M. Tuesday – Saturday. More than likely he would be the only tattoo artist there, but if he felt the need later on he might add another one. He stated that he will be constructing a half wall and installing sinks. When asked about signage he stated that he would use what is available there with some type of small sign. He stated that he is aware he has to obtain Board of Health approval as well.

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There were no abutters present.

A motion was made by Diane Woupio to close the public hearing and take the matter under advisement. The motion was seconded by William Corkum and the vote was unanimous.

Board members agreed that it was a good use of the property as the facility has limited parking and clients would be there by appointment only. Signage will be on a small scale and hours of operation are limited to basically day time hours.

A motion was made by Carol Snow to grant the Special Permit to allow a body art facility at 833 Providence Rd. with the following conditions:

1. The applicant shall obtain the necessary permits and approvals from the Board of Health
2. The applicant shall obtain the necessary permits from the Building Department for renovations and use of the building.
3. The hours of operation shall be limited to 11:00 A.M. – 7:00 P.M Tuesday thru Saturday.
4. Signage shall conform to zoning.

The motion was seconded by Diane Woupio, and the vote was 5-0 in favor.

PUBLIC HEARING: RALPH & ADELE GENTRY, APPLICANT

This hearing was held to consider the petition of Ralph & Adele Gentry, 33 Fairlawn St., Whitinsville, MA for a Variance pursuant to Article VI, Section 173-19 of the Town of Northbridge Zoning By-laws, Table of Area Regulations, in order to allow the construction of a 4 season porch with attached deck within the side and rear setback requirements. The property is located at 33 Fairlawn St., Whitinsville, MA shown on Assessor's Map 7 as Parcel 97. The property is located in a Residential-2 zoning district and owned by Ralph and Adele Gentry.

Diane Woupio read the public hearing notice. Assigned to this hearing were Thomas Hansson, William Corkum, Diane Woupio, Carol Snow, and Randy Kibbe.

Adele Gentry was present as well as her contractor, David Ives. Mr. Ives stated that he was also the abutting neighbor and will be building the addition. He stated that the owner would like to add a 10 x 12 addition on the house to be used as a 4 season porch. The existing house is 41 ft. from the rear property line and the addition would take them within 31 ft. of the rear property line. The existing house is 11 ft. from the side property line and non-conforming and the addition will extend to the edge of the house, also within the required 15 ft. side setback requirement. The addition will not encroach any further than the existing house into the side setback.

No abutters were present.

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A motion was made by Diane Woupio to close the public hearing and take the matter under advisement. The motion was seconded by William Corkum and the vote was unanimous.

Board members agreed that the property was pre-existing, non-conforming and relief could be granted without substantial detriment to the neighborhood and without nullifying or substantially derogating from the intent of the By-law.

A motion was made by Carol Snow to grant the variance from rear and side setback requirements. The motion was seconded by William Corkum and the vote was 5-0 in favor.

There being no further business, the meeting was adjourned.

Attested by,

A handwritten signature in cursive script, reading "Brenda M. Ouillette".

Brenda M. Ouillette
Administrative Assistant

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD
OF APPEALS (Approved on September 11, 2014)**