



## TOWN OF NORTHBRIDGE

### ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

14 Hill Street

Whitinsville, MA 01588

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16 DEC -9 AM 9:11

Approved on 12-8-16

## ZONING BOARD OF APPEALS NOVEMBER 10, 2016 MINUTES

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This meeting was called to order at 7:00 P.M. by Chairman Thomas Hansson. Other members present were: William Corkum, Kevin Quinlan, Randy Kibbe, Cindy Donati and Doug Curving. Also present was Deborah Rosebrooks, Secretary.

A motion was made by William Corkum to approve of the minutes of October 13, 2016, motion seconded by Cindy Donati to accept the minutes as written, seconded by Randy Kibbe the vote 5-0 in favor.

### **PUBLIC HEARING: 07-SP-16 James Gosselin, Applicant :**

This hearing was held on the application of James Gosselin, 308 Cooper Road, Northbridge, MA 01534 for a Special Permit pursuant to Article V, Section 173-18.1 of the Northbridge Zoning By-laws, Retreat lots. In order to allow the construction of a single family home. The property, shown on Assessor's Map 20 as Parcels 123, and consists of 80,000 square feet with 45.33 feet of frontage located in a Residential-2 zoning district. The owner of the property is Cooper Hill Realty.

Kevin Quinlan read the public hearing notice. Assigned to this hearing were: Thomas Hansson, William Corkum, Kevin Quinlan, Randy Kibbe, Cindy Donati and Doug Curving.

James Gosselin was present to discuss his application along with Tim Callahan, Mr. Gosselin states a family member was interested in building a home on this piece (2A) of property. There has been no perk testing done yet.

Michael & Pamela Hardina of 256 Cooper Road, has concern of where the driveway will be located, their property abuts the proposed retreat lot and there is a for sale sign there now. He wanted to know what was going on.

No one spoke in opposition.

A motion was made by William Corkum to close the public hearing and take the matter under advisement. The motion was seconded by Randy Kibbe, the Vote: 5-0 in Favor.

A motion was made by William Corkum to grant the Special Permit for lot 2A,(Lot 2B is deemed nonconforming and unbuildable) with the condition that the property cannot be further subdivided, Seconded by Randy Kibbe. Vote: 5-0 in favor.

**PUBLIC HEARING : 08-V-16 – Christopher & Mary Thompson, Applicants:**

This hearing was held on the application of Christopher & Mary Thompson, regarding 205 Carpenter Road, Whitinsville, MA 01588 for a Variance (08-V-16) for side set back, requirement pursuant to Article VI, Section 173-19 of the Town of Northbridge Zoning By-laws, Table of Area Regulations, in order to construct an addition with handicap accessibility. The property, shown on Assessor's Map 9 as Parcel 92 is located in a residential -1 zoning district and is owned by Christopher S. & Mary E. Thompson.

Kevin Quinlan read the public hearing notice. Assigned to this hearing were: Thomas Hansson, William Corkum, Kevin Quinlan, Randy Kibbe, Cindy Donati and Doug Curving. Christopher Thompson explained to the board that this is just a bedroom with a bathroom that will have handicap accessibility for his elderly mother. There will be no kitchen, the house is designed for a four bedroom and only has three at this time. Due to the location of the existing septic system, and built in pool there is no other place for this addition to be constructed.

A motion was made by William Corkum to close the public hearing and take the matter under advisement. The motion was seconded by Kevin Quinlan, the Vote: 5-0 in Favor. No one spoke in opposition.

A motion was made by Randy Kibbe to grant the variance for an addition of a bed room with a bath. The motion was seconded by William Corkum, the Vote being 4-1 in favor.

There being no further business, the meeting was adjourned at 8:48 P.M.

Attested by,

Deborah Rosebrooks  
Secretary

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD  
OF APPEALS (These minutes were approved on December 11, 2008)**