



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

14 Hill Street

Whitinsville, MA 01588

(508) 234-0819

Fax# (508) 234-0821

RECEIVED
19 JAN 14 AM 8:45

NORTHBRIDGE TOWN CLERK
DOREEN W. O'DRONE

Approved on 1/10/19

ZONING BOARD OF APPEALS

MINUTES OF MEETING

December 13, 2018

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

Cindy Donati

Randy Kibbe

Doug Curving

Damian Planas-Merced

Bill Corkum was not in attendance.

Also present was Deborah Rosebrooks, Administrative Assistant.

A motion was made by Cindy Donati to approve of the minutes of November 8, 2018. The motion was seconded by Randy Kibbe and the vote was 4-0 in favor.

PUBLIC HEARING: (13-V-18) Roger Miles Coburn, Applicant:

This hearing was held to consider the petition of Roger Miles Coburn regarding 35 Paul Place, Whitinsville, MA 01588 for a Variance (13-V-18) for front 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 a 24 x 28 detached garage. The property, shown on Assessor's Map 21A as Parcel 153 is located in a residential -3 zoning district and is owned by Roger Miles Coburn.

Doug Curving read the public hearing notice. Assigned to this hearing were Thomas Hansson, Cindy Donati, Doug Curving, Randy Kibbe and Damian Planas-Merced.

Roger Miles Coburn explained to the board that he would like to build a two car detached garage on his property that has town water and sewer but will need a variance due to side yard and the lot size, it is a corner lot, there is about a six foot difference .
There were no questions.

A motion was made by Randy Kibbe to close the public hearing, the motion was seconded by Doug Curving, Vote was 5-0 in favor.

After a brief discussion the board has determined that there is a side lot line issue with the exception that it is a corner lot and referenced the Zoning By Laws page 139 item #7 allowing them to grant the variance.

A motion was made by Cindy Donati to grant the variance, Motion was seconded by Randy Kibbe, vote 5-0 in favor. Variance: GRANTED.

There being no further business, the meeting was adjourned.

Attested by,

Deborah Rosebrooks
Administrative Assistant

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE BOARD OF
APPEALS (Minutes approved on 1/10/19)**