



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

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Whitinsville, MA 01588

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NORTHBRIDGE TOWN CLERK
DOREEN A. CEDRONE

Approved on 9-12-19

ZONING BOARD OF APPEALS

MINUTES OF MEETING

July 11, 2019

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

William Corkum

Cindy Donati

Doug Curving

Damian Planas-Merced

Also present was Deborah Rosebrooks, Administrative Assistant.

Randy Kibbe was not in attendance.

Attorney Robert Knapik was attending representing the Wrights

A motion was made by Bill Corkum to approve of the minutes of June 13, 2019. The motion was seconded by Doug Curving and the vote was 5-0 in favor.

PUBLIC HEARING: (08-SP-19) Delain & Rebecca Wright APPLICANT:

This hearing was held to consider the application of Delain D. & Rebecca Jean Wright, 583 Linwood Ave., Whitinsville, MA 01588 is seeking a Special Permit (08-SP-2019) Pursuant to section 173-47 Section 173-12 (Table of Use Regulations) in order to operate a Bed & Breakfast Inn and a Historic Inn at the property located at 583 Linwood Ave, Whitinsville, MA 01588. The property, shown on Assessor's Map 24A as Parcel 117 containing 4.93 acres and is located in a Residential-6 zoning district and is owned by Delain D. & Rebecca Jean Wright.

Bill Corkum read the hearing notice and sitting on the board for this hearing are; Tom Hansson, , Bill Corkum and Doug Curving, Cindy Donati and Damian Planas-Merced.

Attorney Robert Knapik explained to the board what the intentions the Wright had for their property located at 583 Linwood Ave, Whitinsville, MA 01588. They would like the property to be identified as a Historic Inn and second a Bed and Breakfast but also at times to be used for theater and art classed in the carriage house on this property. All of these uses are allowed with a special permit. In 2003 this property was used for functions and also a restaurant by the previous owners. The ZBA is the first step in a long process to operate the property as stated. Attorney Knapik feels this is a great project for the town, the property is off the road, plenty of parking and has town

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water and sewer. A few of the neighbors attended the meeting in support of this project, they feel the Wrights have cleaned up the property and restore the building, they are happy with the end results at this point.

The board had discussion for the Special Permit (08-SP-19) to support a Bed and Breakfast and also a Historic Inn. This fits in the neighborhood and in harmony with the property. Motion was made by Bill Corkum to approve the Special Permit, subject to proper permits within the town departments (Fire, Building & Board of Health, etc.) Motion was seconded by Doug Curving, Vote 5-0 in favor.

A motion was made by Bill Corkum to close the meeting; 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 9-12-19)