



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

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NORTHBRIDGE TOWN CLERK
DOREEN A. CEDRONE

Approved on 2-13-20

ZONING BOARD OF APPEALS NOVEMBER 14, 2019 MINUTES

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 and Doug Curving. Also present was Deborah Rosebrooks, Secretary.

Damian Planas-Merced was not in attendance for this meeting.

A motion was made by William Corkum to approve of the minutes of October 130 2019, motion seconded by Cindy Donati to accept the minutes as written, seconded by Randy Kibbe the vote 5-0 in favor.

PUBLIC HEARING: 11-SP-19 Joshua Bressan, Applicant :

This hearing was held on the application of Joshua Bressan, 513 Main St., Apt. A, Fiskdale, MA 01518 for a Special Permit (11-SP-19) pursuant to Article X Special Permit 173-47, Table of Use Regulations –in the Business-1 Zone Multi-family dwellings allowed with a Special Permit. The applicant would like to would like to convert the second floor of the building into four residential apartments which is now zoned commercial space. The property is located at 99-105 Church Street, Whitinsville, MA 01588 and is shown on Assessor's Map 15A as Parcel 147 is located in a Business-1 zoning district and is owned by Michael Dutra.

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

Joshua Bressan was present to discuss his application along with his Attorney Henry Lane, Mr. Lane explained to the board that this building presently has retail on the street level and there are offices on the second floor. This property is for sale and Mr. Bressan would like to purchase it and make four apartments on the second floor. This would change the property use to a mixed use which is allowed with a Special Permit. There is a parking area in the back of the building but the problem is the 7 foot narrow alley to get to it, is there a plan? Mr. Bressan says he had been talking with Mr. Walker next door and is trying to buy a piece of land to make the driveway accessible, At this time there is not much room to access the parking area; tenant vehicle, fire department, garbage truck, plow truck etc. would never be able to get in.

Bill Corkum asked if they have spoken to the fire chief about this project and what will be needed for safety upgrades; sprinkler system is one and it can be costly. Mr. Bressan said he has not, but has a friend in the business and has discussed it with him.

Dennis Latour an abutting neighbor spoke to the board and states he feels the bylaw is written for this type of property but there are a few problems with this particular address; fire, trash removal, snow plowing all of these are big concerns with NO parking available at this time. The only way this project will work is being able to get behind this building for access to the parking area.

A motion was made by Bill Corkum to close the public hearing and take it under advisement, seconded by Randy Kibbe, vote 5-0 in favor.

The board discussed all the information and felt strongly about the safety and access for the tenant as well as the fire department to the parking area behind the building. This is an allowed use in this zone, however, going forward if Mr. Bressan purchases this property he needs to have a deeded easement and needs to meet all the fire departments requirements.

A motion was made by Randy Kibbe to grant the Special Permit with conditions:
Must have deeded access easement for vehicles to enter and exit safely and secondly must also review with the fire department and satisfy the Fire departments requirements.
Motion was seconded by Bill Corkum, Vote: 5-0 in favor

There being no further business, the meeting was adjourned.

Attested by,

Deborah Rosebrooks
Secretary

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD
OF APPEALS**