



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 NOV 15 AM 8:57

NORTHBRIDGE TOWN CLERK
DOREEN A. CEDRONE

Approved on 11-14-19

ZONING BOARD OF APPEALS

MINUTES OF MEETING

OCTOBER 10, 2019

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

Cindy Donati

Bill Corkum

Doug Curving

Damian Planas-Merced

Randy Kibbe was absent

Also present was Deborah Rosebrooks, Administrative Assistant.

A motion was made by Bill Corkum to approve of the minutes of September 12, 2019. The motion was seconded by Doug Curving, Vote was 5-0 in favor.

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

PUBLIC HEARING: NHUNG REYES, APPLICANT:

This hearing was held to consider the petition of Nhung Reyes 63 Cheyenne Rd., Worcester, MA 01606 for a Special Permit (09-SP-19) pursuant to Article X, Section 173-47 Special Permit, 173-12 Table of Use Regulations in order to allow the applicant to open a Body Art/ Cosmetology Salon at the location of 101 Church Street, Unit 6, Whitinsville, MA 01588. The property, shown on Assessor's Map 15A Parcel 147, is located in a Business-1 zoning district and is owned by Central Building Cooperative Inc.

Nhung Reyes explained to the board that she would like to open a salon at 101 Church Street for body art – cosmetology which is just permanent make up for the lips, brows, and eyes. There will be no chemicals, piercings or tattoos. She is planning to get all the insurance, licenses, permits etc., needed from town & state. The shop will be appointment only, with no walk-ins, the Shop will also have its own entrance and will be located on the second floor.

ZONING BOARD OF APPEALS – MINUTES – October 10, 2019

There were no Further questions from the Board, Tom opened the meeting to the public, There were no comment from the Public.

Cindy Donati made a motion to close the public hearing and take it under advisement, seconded by Bill Corkum, vote 5-0 in favor.

The board discussed the location and felt it was a Business area and would fit well with the existing businesses already there. A motion was made by Cindy Donati to approve the Special Permit, Seconded by Doug Curving, Vote 5-0, Special permit Granted.

PUBLIC HEARING: ROBERT ANDERSON, APPLICANT:

This hearing was held to consider the applications of Robert Anderson, 20 Brandt Beach Ave., Mattapoisett, MA for a Special Permit 10-SP-19- Lot 3 Edgemere Ave., Whitinsville, MA pursuant to Article X, 173-47 Special Permit ,Section 173-12, Table of Use Regulations, in order to allow the applicant to construct a duplex home. The property, shown on Assessor's Map 23A as Parcel 135 is located in a Residential-3 zoning district and is owned by Robert Anderson

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

Robert Anderson explained to the board that he was seeking a special permit to build a two family similar to the one on Plummer Ave. The lot meets all the requirements for the Special Permit and would be a ranch style home with condominium ownership with separate deeds. He would like to start clearing the lot as soon as possible. With no further questions from the board Tom opened up the meeting to the public.

David Stirk , 96 Edgemere Ave., an immediate abutter asked if there would be a fence or some type of planting to separate the lots? Bob Anderson said yes, probably a fence. David asked if he would consider 8' arborvitae's that would be more natural and if the house was going to be 25 feet from the property line. Maybe this could be a granting condition. Bob Anderson stated he needed to clear the lot and fit the house on it, He can go as close at 10' per the Zoning by-law but His felling is to have as much privacy for all residents involved. Bob is more than willing to work with David Stirk and any other resident.

John Berkowitz of 55 Edgemere Ave., an abutter wanted to state that something needs to be done with that lot the previous owners left it a mess, this is a great family neighborhood and he is very happy with what Bob has done so far, wants to commend him.

Cindy Donati made a motion to close the public hearing and take it under advisement, seconded by Bill Corkum, vote 5-0 in favor.

The board discussed the special permit and felt that it meets all the criteria and will be a good fit for this neighborhood. A motion was made by Doug Curving to grant the Special Permit, Bill Corkum seconded, Vote 5-0 in favor.

ZONING BOARD OF APPEALS – MINUTES – October 10, 2019

Next topic was the McQuades Lane Solar Project that was tabled from September's meeting. Tom Hansson spoke to the Audience that they were welcome to stay; however, they could not participate or speak at this hearing. No interaction.

Bill Corkum started with Henry Lanes list of requirements letter. They Need to stay focused on the Frontage issue, Bill feels there is nothing new, no guaranties, there is loop holes and a lot of maybe's, nothing to benefit the best interest of the residents or this area. This will be detrimental to the neighborhood. The neighbors big issues where not addressed; the overhead wires, the state of the road and it's a one car road that will not handle all the big truck traffic this will be destroyed, there is so much erosion with the road now with all the tree removal work that recently took place. The Smart meter that gives off radiation it should NOT be an option in this residential area, the period of construction, all of these issues and more not addressed with any concrete answers.

Cindy Donati says she feel this is too big and costly of a facility for this location; this is a one car road that is on a hill and very tight now for one car not enough frontage. National grid should not be the driving force and the solar company should have done more homework ahead of time. The residents are asking for underground utilities, the entire area of the residential zone, there is no answer, blasting is probable and going to be expensive, are they willing to do this.

Damian states this needs to be what is best for the residents it will be a huge impact in a small residential area.

Bill Corkum Made a motion to grant this variance with many conditions, we will go through the list. There was NO second. Motion denied.

Tom Hansson spoke stating that based on this project not being appropriate for the neighborhood, and we cannot reach a reasonable agreement he feels that this is detrimental to the neighborhood; Tom made a motion to deny the Variance, seconded by Damian. Variance denied.

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 _____)**