



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

Approved on _____

ZONING BOARD OF APPEALS

MINUTES June 8th, 2023

This meeting was called to order at 7:00 P.M. by Randy Kibbe other members present were: Cindy Donati, David Potty, Robert Anderson, Brian Bradley

First order of business was approval of Meeting Minutes from April 13th, 2023. Motion to approve was 5.0 in favor.

Next order of business;

Public Hearig: Gregory M. Ebbeling Applicant:

In accordance with the provisions of M.G.L. Ch 40A, Section 11, and Chapter 173, Section 48 of the Northbridge Zoning By-Laws, the Northbridge Zoning Board of Appeals will hold a public hearing on Thursday, June 8th, 2023 at 7:05 P.M. at the Alrich School Town Hall Annex, 14 Hill Street, Whitinsville, MA to consider the application of Gregory Ebbeling, 201 Jefferson Avenue, Northbridge, MA 01534 for a Variance (4-V-23) pursuant to Article VI Section 173-19 (Table of Area Regulations). The applicant is seeking to alter property lines with the abutting property located at 187 Jefferson Avenue which will result in a reduction of frontage below the minimum required. The property is located at 187 Jefferson Avenue, Northbridge, MA 01534 and is shown on Assessor's Map 19 as Parcel 144. The property is located in a Residential 1 Zoning District and is owned by Azrak Realty Trust, 187 Jefferson Avenue, Northbridge.

The purpose of this hearing is to provide an opportunity for public comment. Anyone wishing to be heard regarding this matter should attend said meeting at the time and place designated. A copy of the petition is available for review at the office of the Town Clerk and Zoning Board of Appeals Office and may be reviewed during normal business house.

Randy Kibbe opened the above hearing at 7:05 P.M.

Cindy Donati read the public hearing notice for Greg Ebbeling of 201 Jefferson Avenue, Northbridge, MA 01534.

Brian of DiPrete Engineering spoke for above applicant. Brian showed diagrams for the above stated property and how they were seeking to alter the property lines, with abutting property located at 187 Jefferson Avenue, Northbridge, MA 01534. In doing so this would make a conforming lot a non-conforming lot.

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Greg Ebbeling did speak along with the owner of the abutting property 187 Jefferson Avenue, with the concern of how seeking this variance, which would result in a reduction of frontage below the minimum required, could possibly create issues down the road if either lot wanted to sell either property.

The board discussed with Greg Ebbeling and abutting property owner that making a conforming lot a non-conforming lot, could create issues down the road if either lot owner were to try and sell. The board suggested to both parties they could go back to their lawyers and agree to obtain an easement for (Parcel A, 1,584 SF), which is not a buildable lot. This would make the possible future sale of either said property clearer for all involved.

Randy Kibbe made motion to close the public hearing. Motion carried with a 5.0 vote to close.

Randy Kibbe made motion to deny, Cindy Donati seconded, the motion then carried with a 5.0 vote to Deny the Variance (4-V-23).

Next order of business:

Public Hearing: Joseph Leonardo Applicant:

In accordance with the provisions of M.G.L Ch 40A, Section 11, and Chapter 173, Section 48 of the Northbridge Zoning By-Laws, the Northbridge Zoning Board of Appeals will hold a public hearing on Thursday June 8th, 2023 at 7:20 P.M. at the Aldrich School Town Hall Annex, 14 Hill Street, Whitinsville, MA, 01588 to consider the application of Joseph Leonardo, 100 Paine Street, Uxbridge, MA 01569 for a Variance (5-V-23) pursuant to Article VI Section 173-19 (Table of Area Regulations). The applicant is seeking a dimensional variance for a proposed new single family home which does not meet the required front yard setback. The property is located on Highland Street, Whitinsville, MA 01588 and is shown on Assessor's Map 17 as Parcel 15, the property is located in a Residential 2 Zoning District and is owned by Terreno Realty, LLC.

The purpose of this hearing is to provide an opportunity for public comment. Anyone wishing to be heard regarding this matter should attend said meeting at the time and place designated. A copy of the petition is available for review at the office of the Town Clerk and Zoning Board of Appeals Office and may be reviewed during normal business house.

Randy Kibbe opened the above hearing at 7:20 P.M. Randy stated that this hearing would have to be a unanimous 4.0 vote in order to pass.

Robert Anderson had to recuse himself from this hearing.

Cindy Donati read the public hearing notice for Joseph Leonardo of 100 Paine Street, Uxbridge, MA 01569.

Steve O'Connell spoke on behalf of Joseph Leonardo seeking a dimensional variance for a proposed new single family home, which does not meet the required front yard setback. Steve O'Connell stated that due to the wetlands at the back of the property, sewer easement and topography of said lot, this creates a hardship to where the house can be built on the lot. He stated they would be customizing the new structure to fit within the area proposed.

Joseph Leonardo then spoke regarding the Windstone Drive (Lot 2), stating that this development was originally designed with forced main sewer first prior to the development. He stated he was requesting to

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build at One Story Ranch home with 2,000 SF to keep within the overall style of surrounding homes and that this style home would be appropriate in his opinion for the placement they are proposing for this new home on Lot B-2 due to hardship issues.

Randy Kibbe then opened it up to the public.

Christopher Murphy spoke and stated he was attending the hearing in support of Joseph Leonardo and didn't have any issues regarding proposed new home.

The board then discussed the hardship issues within (Lot B-2). They discussed where the new home would be built on the lot due to wetlands, sewer easement and topography issues within the lot.

Randy Kibbe then made the motion to close the public hearing.

Daid Potty made Motion to approve, Brian Bradley seconded, the motion then carried with a 4.0 vote to approve the Variance (5-V-23).