



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

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Approved on June 10, 2010

ZONING BOARD OF APPEALS

MINUTES OF MEETING

MAY 13, 2010

This meeting was called to order at 7:00 P.M. by Chairman Thomas Hansson. Other members present were: Carol Snow, Sharron Ampagoomian, William Corkum, Stephen Witkus, Brett Simas, Harold Hartmann and Daniel Batt. Also present was Brenda Ouillette, Administrative Assistant.

Diane Woupio and Harold Hartmann were absent from the meeting.

A motion was made by Carol Snow to approve of the minutes of March 11, 2010, motion seconded by Sharron Ampagoomian, the vote being unanimous.

PUBLIC HEARING: (5-V-10) TERRI MORRISSETTE, APPLICANT

This hearing was held to consider the petition of Terri Morrisette, 253 Providence Rd., Linwood, MA for a Variance from side setback requirements pursuant to Article VI, Section 173-19, Table of Area Regulations, in order to allow the construction of a 30ft. x 40 ft. addition to the existing, non-conforming structure located at 253R Providence Road known as Cherub's Haven, a daycare facility.

The property, shown on Assessor's Map 24A as Parcel 83, is located in a Business-2 zoning district and is owned by Terri Morrisette.

The public hearing was opened at 7:05 P.M. with the reading of the public hearing notice by Board Member Sharron Ampagoomian. Assigned to this hearing by Chairman Thomas Hanson were Sharron Ampagoomian, Carol Snow, William Corkum, Stephen Witkus, and himself.

Terri Morrisette was present and stated that she was issued a Variance for the proposed addition in October 2008 (21-V-08) but has since expired. (The files indicate that she was granted a Special Permit (20-SP-08) at the same time and both decisions were filed with the Town Clerk on November 20, 2008. The Special Permit is still valid as Special Permits are granted for a period of two years).

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Ms. Morrisette stated that Cherub's Haven consists of two buildings, one in the front and one in the rear. Since the last hearing in 2008, the properties have been combined into one parcel as conditioned in the Special Permit that was granted. It is her intent to construct a 30 ft. x 40 ft. addition on the rear building to be used as a gymnasium for the children. The variance is required because the proposed building does not meet the 8 ft. side setback requirements to the abutting property owned by her father. The side setback of the proposed building addition is approximately 4 to 5 feet. The hardship condition for the variance is the shape of the lot as there is no other suitable location for the addition that would be in compliance with setback requirements.

No one spoke in opposition.

A motion was made by Sharron Ampagoomian to close the public hearing and take the matter under advisement, motion seconded by William Corkum, the vote being unanimous.

Board members agreed that this was a re-issuance of a Variance and had no issues with it. There were no abutters present to speak for or against it.

A motion was made by Carol Snow to grant the Variance from side setback requirements in conjunction with Special Permit 20-SP-08. The motion was seconded by Sharron Ampagoomian, the vote being 5-0 in favor.

Carol Snow will write the decision.

PUBLIC HEARING: (6-V-10) PHILIP R. PICHEL, APPLICANT

This hearing was held on the application of Philip R. Pichel, 64 Pine Island Road, Hopkinton, MA for a Special Permit pursuant to Article IX, Section 173-30, Extensions and Alterations, in order to re-permit the two existing horseshoe pits and allow the addition of one bocce ball court at 40 Plummer Ave., Whitinsville, MA known as Hawk's Nest Tavern.

The property, shown on Assessor's Map 23A as Parcel 70, is located in a Business-3 zoning district and is owned by Hawk's Nest Realty Trust.

The public hearing was opened at 7:20 P.M. with the reading of the public hearing notice by Board Member Sharron Ampagoomian. Assigned to this hearing by Chairman Thomas Hansson were Carol Snow, Sharron Ampagoomian, William Corkum, Brett Simas, and himself.

Philip Pichel was present. He stated that the previous Special Permit was issued exclusively to the previous owner, Linda Mitchell and that is the reason he had to re-apply. He stated that he is before the Board tonight to seek another Special Permit that would go with the property for the existing two horseshoe pits and the future expansion of one bocce ball court. He purchased the property two years ago and was under the impression that the Special Permit went with the property. The Special Permit was issued 12 years ago but it was conditioned to apply to Linda Mitchell only who was the previous owner.. He has horseshoe leagues there weeknights that generally do not go past 9:30 P.M. The leagues start around 6:30 p.m. He does not have leagues on Friday nights. He stated he does not anticipate putting in the bocce ball court this year or maybe not even next year. He is requesting it for sometime in the near future as another option for his business. The business is open Monday thru Saturday from about 3:00 P.M. thru closing which

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generally runs between 10:00 and 11:00 pm weeknights and 2:00 A.M. on weekends which he has a license for.

A motion was made by Sharron Ampagoomian to close the public hearing and take the matter under advisement. The motion was seconded by William Corkum, the vote being unanimous.

Board members agreed that the horseshoe pits have been there 12 years with no complaints that they are aware of. The applicant appears to run a good business and is very much on top of issues that may arise. The hours of operation that have been in existence for the past 12 years appear to work and Board members felt there was no need to address that issue at this time.

There were no abutters present to speak for or against the application.

A motion was made by Sharron Ampagoomian to grant the Special Permit to re-permit the horseshoe pits and permit the future expansion of one bocce ball court at 40 Plummer Ave, known as Hawk's Nest Tavern. The motion was seconded by William Corkum, the vote being 5-0 in favor.

Tom Hansson will write the decision.

There being no further business a motion was made by Sharron Ampagoomian and seconded by Carol Snow to adjourn the meeting at 8:00 P.M. The vote was unanimous.

Attested by,

Brenda M. Ouillette
Administrative Assistant

THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD OF APPEALS. (Approved on June 10, 2010)