



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

21 Piedmont Street
Whitinsville, MA 01588
(508) 234-0819
Fax# (508) 234-0814

Approved on February 10, 2011

ZONING BOARD OF APPEALS

MINUTES OF MEETING

NOVEMBER 10, 2010

This meeting was called to order at 7:00 P.M. by Chairman Thomas Hansson. Other Members present were: Sharron Ampagoomian, Diane Woupio, and Associate Member Brett Simas.

Absent from this meeting were Daniel Batt, William Corkum, Carol Snow, Stephen Witkus, and Harold Hartmann.

A vote on the minutes of October 14, 2010 did not take place due to the absence of members.

PUBLIC HEARING: (13-SP-10) Levon Derkosrofian, Applicant

This hearing was held on the application of Levon Derkosrofian, 477 Church St., Whitinsville, MA for a Special Permit pursuant to Article IX, Section 173-30 (B) of the Northbridge Zoning By-laws, Extensions and Alterations, in order to allow the separation of a pre-existing non-conforming lot with two structures into two separate lots.

The property is located at 471-477 Church St., Whitinsville, shown on Assessor's Map 15 as Parcel 38 consisting of 6.06 acres. The property is located in a Residential-3 zoning district and is owned by Levon Derkosrofian.

Member Sharron Ampagoomian read the public hearing notice. Assigned to this hearing by Chairman Thomas Hansson were Diane Woupio, Sharron Ampagoomian, Brett Simas, and himself.

Cheryl Peterson from Heritage Design Group was present as well as the applicant Levon Derkosrofian. She explained to the Board that it is currently one lot with two residential structures on it one of which is a three family dwelling and the other a single family home. The applicant owns both structures but is trying to get refinancing on the single family only but in order to do that the bank is requiring that it be on its own parcel. The financing right now is on the entire property and he wants to get the mortgage on the single family only versus the entire property. Ms. Peterson also added that because the single family home is not on its own parcel the appraiser has been unable to put a value on the property.

There were no abutters present.

A motion was made by Diane Woupio to close the public hearing and take the matter under advisement. The motion was seconded by Brett Simas, the vote being 4-0 in favor.

A motion was made by Brett Simas to grant the Special Permit as shown on the plan submitted entitled "ZBA Plan for Levon Derkosrobian dated October 14, 2010" prepared by Heritage Design Group. The motion was seconded by Diane Woupio, the vote being 4-0 in favor.

There being no further business, the meeting was adjourned at 7:30 P.M.

Attested by

Brenda M. Ouillette
Administrative Assistant

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING
BOARD OF APPEALS (Approved on February 100, 2011)**