



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

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Approved on July 12, 2012

ZONING BOARD OF APPEALS

MINUTES OF MEETING

JUNE 14, 2012

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

Sharron Ampagoomian, Member
Diane Woupio, Member
William Corkum, Member
Carol Snow, Member
Brett Simas, Associate Member
Harold Hartmann, Associate Member

Also present was Brenda Ouillette, Administrative Assistant.

Absent from this meeting was Daniel Batt.

Dan Batt notified the Board by email that he would not be seeking re-appointment.

A motion was made by Brett Simas to approve of the minutes of May 10, 2012. The motion was seconded by Diane Woupio and the vote was 5-0 in favor.

William Corkum and Harold Carol Snow abstained from voting as they were not present at the May 10th meeting.

PUBLIC HEARING: (7-SP-2012) PROVIDENCE ROAD 2356, APPLICANT

This hearing was held on the application of Providence Road 2356, 15 Juniper Lane, Grafton, MA for a Special Permit pursuant to Article V, Section 173-12 of the Town of Northbridge Zoning By-laws, Table of Use Regulations, in order to allow the conversion of a previous nursing home facility to a 23 unit residential apartment complex located at 2356 Providence Road, Northbridge, MA.

The property, shown on Assessor's Map 25 as Parcel 113, is located in a Residential-4 zoning district and is owned by Fairway Financial Realty, LLC.

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Assigned to the hearing by Chairman Thomas Hansson were William Corkum, Diane Woupio, Carol Snow Sharron Ampagoomian, and himself.

Presenting the application was Michael Weaver P.E. of Guerriere & Halnon. Also present was David Brossi, President of Brossi Realty Inc., potential buyer for the property.

Mr. Weaver stated that the property is the former Northbridge Nursing Home. The applicant is proposing to convert it to a 23 unit apartment complex consisting of 20, 2 bedroom units and 3, one bedroom units. Two of the units will be handicap accessible. The present design provides a total of 48 parking spaces with two of those spaces being designated as handicap spaces.

Mr. Weaver stated that the zoning for the property was recently changed to Residential-4 which allows multifamily dwellings upon approval of a Special Permit. He explained to the Board that the interior of the existing building will be completely renovated to accommodate the apartments. A new driveway is being added around the southern side of the building, connecting the parking areas in the front and rear of the building. This was requested by the Fire Chief to provide access completely around the building. A Site Plan Application has been filed with the Planning Board and a Notice of Intent has been filed with the Conservation Commission for work within the 100-foot buffer zone. The applicant has been before the Safety Committee and the School Department regarding the bus stop location.

A revised site plan was received in the Zoning Board Office on June 5, 2012 addressing Planning Board comments.

Mr. Weaver stated that it is their opinion that the proposed project will reduce the amount of traffic generated from the site as the nursing home had full medical support staff and maintenance staff on site working three shifts, along with visitors to and from the site, deliveries, and emergency vehicles.

In addition, Mr. Weaver stated that the demand on municipal utilities of water and sewer from this site will be diminished. The nursing home water demand based on DEP guidelines was 17,700 gallons per day. The average daily flow from the apartment complex would be 5, 170 gallons per day. The renovated structure will have an upgraded sprinkler system and smoke alarms in every unit.

Mr. Weaver stated that the valuation of the property will rise due to the proposed renovations and the new use which will result in increase property taxes for the Town. The existing building is an eyesore and a nuisance. Refurbishing this property will only benefit the neighborhood.

Mr. Brossi stated that they will be rented out the units at market value.

Ms. Ampagoomian asked Mr. Brossi if he considered a designated play area for the children of the complex and Mr. Brossi replied that they looked into it but the insurance rates would be too high.

Notification was received by the Board from the Treasurer's Office via letter to the Treasurer from Fairway Financial Realty that the real estate taxes, and water and sewer bills will be paid by Fairway Financial Realty LLC once the property is sold.

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Board Member Carol Snow asked what the chemical bunker was that was shown on one of the pages of the application. Mr. Weaver apologized to the Board and stated that it was there in error as that particular sheet belongs to another project he is working on and it inadvertently got mixed in with this application.

A motion was made by Diane Woupio to close the public hearing and take the matter under advisement. The motion was seconded by Sharron Ampagoomian and the vote was 5-0 in favor.

Board Members were in agreement that the project is a good use for the property. The abandoned, deteriorated property will be refurbished and will enhance the neighborhood. Because the property has been vacant for 9 years, there will be an increase in traffic, but less than the site's previous use as a nursing home facility. The proposed project will also generate tax revenue for the town. Public sewer and water are available at the site.

A motion was made by Sharron Ampagoomian to grant the Special Permit subject to all real estate taxes and water and sewer bills being paid prior to a building permit being issued. The motion was seconded by Diane Woupio and the vote was 5-0 in favor.

Tom Hansson will write the decision.

Old & New Business

The Board received a request from Guerriere & Halnon on June 6, 2012 requesting an extension on previously granted Special Permits (08-SP-2008 - 15-SP-2008). These permits were to allow the construction of two-family dwelling units on each of the 8 lots in the proposed subdivision located on Spring Street (Winston Heights). The Special Permits were originally approved in July 2008 and recorded at the Worcester Registry of Deeds on August 12, 2008, after the appeal period was over. The Special Permits were initially good for 2 years; however the Permit Extension Act enacted by the State legislature extended these permits for an additional two years. The project did not move forward due to economic conditions. The permits are due to expire in July of 2012 and the applicant is seeking an extension of these permits with the hopes that the economy will improve during that time frame to warrant the construction of this project.

A motion was made by Diane Woupio to grant a six month extension for Special Permits 8-SP-2008 through 15-SP-2008. The motion was seconded by Carol Snow, and the vote was unanimous. The extension will expire on February 12, 2013. Notification will be sent to Guerriere & Halnon.

There being no further business, the meeting was adjourned.

Attested by,

Brenda M. Ouillette
Administrative Assistant

THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD OF APPEALS (Approved on July 12, 2012)

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