



## TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS  
ALDRICH SCHOOL TOWN HALL ANNEX  
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*Approved on April 14, 2011*

## ZONING BOARD OF APPEALS

### MINUTES OF MEETING

**FEBRUARY 10, 2011**

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

#### **Minutes**

A motion was made by Sharron Ampagoomian to approve of the minutes of **October 14, 2010**. The motion was seconded by William Corkum and the vote was 7-0 in favor. Diane Woupio and Daniel Batt abstained from voting as they were not present at the meeting of October 14<sup>th</sup>.

A motion was made by Sharron Ampagoomian to approve of the minutes of **November 10, 2010**. The motion was seconded by Brett Simas and the vote was 4-0 in favor. Voting on these minutes were the four members present at the November 10<sup>th</sup> meeting. Tom Hansson, Sharron Ampagoomian, Diane Woupio and Brett Simas. All others abstained.

#### **PUBLIC HEARING: (1-V-11) Daniel & Maureen Hughes, Applicants**

This hearing was held on the application of Daniel & Maureen Hughes, 389 Kelly Rd., Northbridge, MA for a modification of a Variance that was granted in 1985 (4-V-1985) pursuant to Article X, Section 173-48 of the Northbridge Zoning By-laws, Variances, in order to allow the construction of an attached two-car garage not less than 25 ft. from the side lot line.

The property is located at 389 Kelly Road, shown on Assessor's Map 18 as Parcel 18, consisting of 4.29 acres. The property is located in a Residential-1 zoning district and is owned by Daniel and Maureen Hughes.

The public hearing notice was read by Sharron Ampagoomian. Members assigned to this public hearing by the Chairman Thomas Hansson were Sharron Ampagoomian, Carol Snow, Diane Woupio, William Corkum, and himself.

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The applicants were present to request a modification of a variance that was granted in 1985 (4-V-1985). The Building Inspector denied a building permit for a two car garage on December 9, 2010 due to that variance which required a 75 foot setback from the side property line. The applicants were seeking relief from this 75 foot variance in order to construct an attached two-car garage. The addition would be no less than the required 25 feet from the side property line that would have been allowed had the By-law been in effect in 1982 when the lot was first created.

In reviewing the file on this property it was determined that in 1993 the previous owner of the property was granted a Special Permit for the property to create a legal conforming “retreat lot” when he was allowed to subdivide the lot to allow his son a building lot with frontage on Cooper Road. The lot met or exceeded the eleven requirements of the Retreat Lot By-law which came into effect in 1989. However, the Special Permit that was issued did not clearly indicate if the variance of 75 feet was eliminated or amended to reflect the current setback requirement of 25 feet. The proposed addition is within the 75 foot setback requirement but not within the 25 foot required setback of a legal conforming retreat lot.

Robert Haroutunian, 249 Cooper Road, was present and expressed his support of the Board allowing the modification of the Variance. He stated he was a direct abutter to the property and the son of the previous owner for which the additional lot was created in 1993.

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

Board members agreed that allowing relief would not be detrimental to the neighborhood nor would it affect the zoning district in which it is located (Residential-1) as the required side setback is 25 feet. Also, the only abutter present was a direct abutter and he expressed his support.

A motion was made by William Corkum to grant the variance to modify an existing variance to allow the construction of a two-car garage not less than 25 feet from the side lot line. The motion was seconded by Sharron Ampagoomian, the vote being 5-0 in favor.

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

Attested by,

Brenda M. Ouillette  
Administrative Asst.

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD OF APPEALS (Approved on April 14, 2011)**

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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 \_\_\_\_\_)**