



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS
ALDRICH SCHOOL TOWN HALL ANNEX
14 Hill Street
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Approved on July 14, 2011

ZONING BOARD OF APPEALS

MINUTES OF MEETING

JUNE 9, 2011

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
Stephen Witkus, Associate Member
Brett Simas, Associate Member
Daniel Batt, Associate Member

Also present was Brenda Ouillette, Administrative Assistant.

Absent from this meeting were Carol Snow and Harold Hartmann.

Minutes

A motion was made by Sharron Ampagoomian to approve of the minutes of **April 14, 2011**. The motion was seconded by Diane Woupio and the vote was 5-0 in favor. William Corkum and Brett Simas did not vote on the minutes as they were not present at the April 14th meeting.

PUBLIC HEARING: (4-SP-11) RICHARD YUREWICZ, APPLICANT

This hearing was held on the application of Richard Yurewicz, 1 Trajanowski Ave., Northbridge, MA for a Special Permit pursuant to Article IX, Section 173-30 (A) (1) of the Northbridge Zoning By-laws, Extensions and Alterations, in order to allow the construction of two additions to a pre-existing, non-conforming single family home.

The property is located at 1 Trajanowski Ave., shown on Assessor's Map 23 as Parcel 47, consisting of 4.69 acres. The property is located in a Residential-2 zoning district and is owned by Richard Yurewicz.

The public hearing notice was read by Sharron Ampagoomian. Assigned to this hearing were Diane Woupio, Sharron Ampagoomian, William Corkum, Brett Simas and Thomas Hansson.

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Mr. Yurewicz was present and stated that he would like to construct a 22 ft. x 20 ft. single story addition to be used as a family room and a 22 ft. x 20 ft. two-story addition with a master bedroom on the first floor and an unfinished room above that may become a playroom at a later date. He stated that Trajanowski Ave. is a private gravel road that he basically takes care of as he is the only house on the street. The existing house is very old and is approximately 8 ft. from the private road.

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

Board Members agreed that the house is pre-existing non-conforming and the addition would have no impact on the private road as this is the only house on the street. There were no abutters present to speak for or against the application.

A motion was made by Diane Woupio to grant the Special Permit to allow the construction of two additions as shown on the plan submitted entitled “Additions and Alterations”, 1 Trajanowski Ave., Northbridge, MA prepared by Peter J. Karb, Architect. Motion seconded by Sharron Ampagoomian the vote being 5-0 in favor.

Tom Hansson will write the decision.

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

Attested by,

Brenda M. Ouillette
Administrative Asst.

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

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