



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex
14 Hill Street
Whitinsville, MA 01588
(508) 234-0819
Fax# (508) 234-0821

RECEIVED
21 MAY 19 PM 2:06

NORTHBRIDGE TOWN CLERK
LISA M. STONE

Approved on May 13, 2021

ZONING BOARD OF APPEALS
MINUTES OF THE ZOOM MEETING
APRIL 8, 2021

This meeting was called to order at 6:41 P.M. by Douglas Curving by via ZOOM/ other members present were Randy Kibbe, Cindy Donati, & Damian Planas-Merced

First order of business was the acceptance of Meeting Minutes from March 11, 2021. A motion was made by Cindy Donati to approve the minutes as written, seconded by Damian Planas-Merced, vote 4-0 in favor.

Douglas Curving explained the need to switch the order of the agenda.

Next order of business.

PUBLIC HEARING: (07-V-21) Brandon S. Allard, Applicant:

Cindy Donati read the hearing notice and sitting on the board for this hearing were: Randy Kibbe, Douglas Curving, Damian Planas-Merced, and Cindy Donati. Douglas Curving explained to the applicant that there is a four-member board, and they will need all voted to get the Variance.

Attorney Picard spoke on behalf Brandon S. Allard of 23 Sherry St. Whitinsville, MA 01588; stating that the applicant is seeking a variance (07-V-21) to construct a new garage and allow the existing garage to be converted into living space. The applicant requested relief of side and rear yard setbacks and lot coverage. After discussion and review of abutter support letters were completed by the board members, Douglas Curing opened to discussion to public comment. With no public comment a motion was made by Douglas Curving to close the discussion and take it into consideration. Damien Planas-Merced seconded the motion followed by 4-0 vote in favor to close discussion.

The board discussed the variance recognizing the hardship created by the lot left limited options for the homeowner; and took into consideration that the applicant had support of the abutters. *A motion was made by Douglas Curving to grant a variance from rear lot setback to 2', Damien Planas-Merced seconded the motion. Motion was carried 4-0 in favor. Motion made by Douglas Curving to grant a variance for side yard setback to 2' Cindy Donati seconded the*

motion. Motioned carried 4-0 in favor. Douglas Curving made a motion to grant relief of lot coverage Damien Planas-Merced seconded motion. Motion carried 4-0 in favor.

Continuation of Public Hearing: Ralph St. Germain (06-SP-21) Applicant:

Continuation of hearing from March 11, 2021. Ralph St. Germaine of Redi-Letters Express LLC, 1051 B Millbury St. Worcester, Ma 01607 for a special permit (06-SP-21) to replace existing signs throughout the property located at 447 Hill Street, Whitinsville, Ma 01588.

Cindy Donati read the hearing notice and sitting on the board for this hearing were: Randy Kibbe, Douglas Curving, Damian Planas-Merced and Cindy Donati. Douglas Curving explained to the applicant that there is a four-member board, and they will need all voted to be granted the special permit.

Douglas Curving started the discussion by talking about the site visit with applicant, showed photographs of the existing signs and proposed new signage. The board discussed the need and effectiveness of the new larger sign and its harmony within the area. A motion was made by Douglas Curving to open discussion up to the public for comment, the motion was seconded by Damian Planas-Merced, motion carried 4-0 in favor. Public discussion was limited to a phone call earlier in the day to Cindy Donati from Mr. Barry Smith with concerns regarding signage being suitable for the area. Mr. Smith was logged into meeting but did not have a speaker on his computer. Motion was made by Douglas Curving to close discussion and take into consideration. Damien Planas-Merced seconded motion, vote 4-0 in favor to close public discussion.

After discussing the impact of the existing signs and the actual need for a larger sign 25 feet back from the street, the board decided that there was no real need for the larger monument sign, and it would not be in harmony with the neighborhood. A motion was made by Douglas Curving to grant the special permit to allow: *Two front signs on the poles to stay in place, with resizing of the logo and adding directional information on the bottom of the sign. A new sign of 60 Sq. ft. to be placed on the building to be lit external to the sign by indirect flood light type lighting.* Cindy Donati seconded the motion, motion carried 4-0 in favor.

With no further business Douglas Curving made a motion to close meeting. Randy Kibbe seconded the motion. Motion carried 4-0 in favor.

Meeting was adjourned at 8:18

Attested by,

Cynthia Donati
ZBA – Clerk

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD
OF APPEALS (Approved on May 13, 2021)**