



**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

MEETING AGENDA

December 10, 2020

6:30 P.M.

BY VIA ZOOM

PURSUANT TO GOVERNOR BAKER'S MARCH 12, 2020 ORDER SUSPENDING CERTAIN PROVISIONS OF THE OPEN MEETING LAW, GL C.30A SEC. 18 AND THE GOVERNOR'S MARCH 15TH, 2020 ORDER CONCERNING IMPOSITION ON STRICT LIMITATIONS ON THE NUMBER OF PEOPLE THAT MAY GATHER IN ONE PLACE, MEETINGS OF THE NORTHBRIDGE ZONING BOARD SHALL BE CONDUCTED VIA REMOTE PARTICIPATION TO THE GREATEST EXTENT POSSIBLE. NO IN-PERSON ATTENDANCE OF MEMBERS OF THE PUBLIC WILL BE PERMITTED, BUT EVERY EFFORT WILL BE MADE TO ENSURE THAT THE PUBLIC CAN ADEQUATELY ACCESS THE PROCEEDINGS AS PROVIDED IN THE ORDER.

JOIN ZOOM MEETING

1 929 205 6099 US (NEW YORK)

[HTTPS://ZOOM.US/J/94051787845?pwd=UNPDZHKUXEZOVJPEKDSQVRRUUPFQT09](https://zoom.us/j/94051787845?pwd=UNPDZHKUXEZOVJPEKDSQVRRUUPFQT09)

MEETING ID: 940 5178 7845

PASSCODE: 181281

I. 6:30 PM Minutes of October 8, 2020 & November 12, 2020

II. 6:35 PM Public Hearing: Chips Excavation LLC (17-SP-20) Applicant:

To consider the application from Chips Excavation, LLC, 1255 Hill Street, Whitinsville, MA 01588 for a Special Permit(17-SP-20) pursuant to Article X, Section 173-47 Special Permit, 173-12 Table of Use Regulations. In order to construct three (3) attached single family homes at the location of Arthur Dr lot 2, Northbridge, MA 01534. The property, shown on Assessor's Map 24A as Parcel 163, is located in a Residential – 4 zoning district and is owned by Chips Excavation LLC.

III. 6:45 PM Public Hearing: Brad & Aubrie Choiniere(18-SP-20) Applicant:

To consider the petition of Brad & Aubrie Choiniere, 50 Fisher St, Millville, MA 01529 for a Special Permit (18-SP-20) pursuant to Article X, Section 173-47, 173-12 Table of Use Regulations in order to operate an Auto Detailing Business at the location of 300 Commerce Dr. Unit 2 & 3, Whitinsville, MA 01588. The property is shown on Assessor's Map 28 as Parcel 73, is located in a Industrial-1 zoning district and is owned by V.E. Properties IX, LLC.

IV. 6:55 PM Public Hearing: Imperial Real Estate Holding, LLC(19-V-20) Applicant:

to consider the application from Imperial Real Estate Holdings, LLC, 2376 Providence Rd, Northbridge, MA 01534 for a Variance (19-V-20) pursuant to Article X, Section 173-48, 173-19 Table of Area Regulations in order to convert an existing building to a 2 family dwelling at the location of 2376 Providence Rd, Northbridge, MA 01534. The property is shown on Assessor's Map 25 as Parcel 87, is located in a Residential -4 zoning district and is owned by Imperial Real Estate Holding, LLC.