



## 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**  
**November 10th, 2022**  
**7:00 P.M.**

**ALDRICH SCHOOL TOWN HALL ANNEX**  
**14 HILL STREET**  
**WHITINSVILLE, MA**

NORTHBRIDGE TOWN CLERK  
LINDA C. SYRIEN

22 NOV -4 AM 10:29

RECEIVED

**I. 7:00 P.M. Minutes of September 13th, 2022**

**II. 7:05 P.M. Public Hearing: Joseph Johnson Applicant:**

Continuation of hearing from October 13<sup>th</sup>, 2002 for:

**Owner:** Jeanne Gould

**Property Address:** 308 Hill Street, Whitinsville, MA

**Applicant:** Joseph Johnson

- Revisions made to Plans will be reviewed.

**II. 7:20 P.M. Public Hearing: DegMar Realty LLC:**

In accordance with the provisions of M.G.L Ch 40A, Section 11, and Chapter 173, Section 48 of the Northbridge Zoning By-laws, the Northbridge Zoning Board of Appeals will hold a public hearing on **Thursday, November 10<sup>th</sup>, 2022 at 7:05 P.M. at the Aldrich School Town Hall Annex, 14 Hill St., Whitinsville, MA** to consider the application of DegMar Realty LLC, 95A Turnpike Road, Westborough, MA for a Variance (09-V-22) pursuant to Article VI Section 173-19 (Table of Area Regulations). The dimensional variance would be for lot area, front setback and rear setback. The applicant proposes the creation of a single family building lot by incorporating a section of Piedmont Street which has been abandoned and splitting off a section of the lot located at 55 Edgemere Avenue to create a non-conforming single family house lot. The property located on Hope Street between 34-36 Hope Street and 55 Edgemere Avenue in Whitinsville is located in a Residential 3 Zoning District and is owned by DegMar Realty LLC.

The purpose of this hearing is to provide an opportunity for public comment. Anyone wishing to be heard regarding this matter should attend said meeting at the time and place designated. A copy of the petition is available for review at the office of the Town Clerk and Zoning Board of Appeals Office and may be reviewed during normal business hours.

**II. 7:40 P.M. Public Hearing: Denis Latour:**

In accordance with the provisions of M.G.L Ch 40A, Section 11, and Chapter 173, Section 48 of the Northbridge Zoning By-laws, the Northbridge Zoning Board of Appeals will hold a public hearing on **Thursday, November 10<sup>th</sup>, 2022 at 7:05 P.M. at the Aldrich School Town Hall Annex, 14 Hill St., Whitinsville, MA** to consider the application of Denis Latour, 88 Linwood Avenue, Whitinsville, MA 01588 for a Special Permit (10-SP-22) pursuant to Article V Section 173-12 (Table of Use Regulations). The applicant is proposing to build a duplex on a vacant lot, the property is located on Hudson Street, Northbridge MA and is shown on Assessor's Map 21 as Parcel 98. The property is located in a Residential Three Zoning District and is owned by Francisco Stone Work, Inc.

The purpose of this hearing is to provide an opportunity for public comment. Anyone wishing to be heard regarding this matter should attend said meeting at the time and place designated. A copy of the petition is available for review at the office of the Town Clerk and Zoning Board of Appeals Office and may be reviewed during normal business hours.