



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
23 JAN 20 AM 9:42

NORTHBRIDGE TOWN CLERK
LINDA E. EYER

MEETING AGENDA

February 9th, 2023
7:00 P.M.

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

I. 7:00 P.M. Minutes of November 10th, 2022

II. 7:05 P.M. Public Hearing: Earl Ebbeling Applicant:

In accordance with the provisions of M.G.L Ch 40A, Section 11, and Chapter 173, Section 47 of the Northbridge Zoning By-laws, the Northbridge Zoning Board of Appeals will hold a public hearing on **Thursday, February 9th, 2023 at 7:05 P.M. at the Aldrich School Town Hall Annex, 14 Hill St., Whitinsville, MA** to consider the application of Earl Ebbeling, 175 Puddon Street, Northbridge, MA 01534 for a Special Permit (12-SP-22) pursuant to Article V Section 173-12 (Table of Use Regulations). The applicant is proposing to construct a contractor's yard for storage of vehicles and equipment. The property is located at the corner of Main Street and Water Street, Whitinsville, MA 01588 and is shown on Assessor's Map 2 as Parcel 36. The property is located in an Industrial One Zoning District and is owned by Whitinsville redevelopment Trust.

Public Hearing: Earl Ebbeling Applicant:

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, February 9th, 2023 at 7:05 P.M. at the Aldrich School Town Hall Annex, 14 Hill St., Whitinsville, MA** to consider the application of Earl Ebbeling, 175 Puddon Street, Northbridge, MA 01534 for a Variance (11-V-22) pursuant to Article V Section 173-19 (Table of Use Regulations, Note 8). The applicant is proposing to construct a contractor's yard for storage of vehicles and equipment with a structure within 100 feet of a Residential Zoning District. The property is located at the corner of Main Street and Water Street, Whitinsville, MA 01588 and is shown on Assessor's Map 2 as Parcel 36. The property is located in an Industrial One Zoning District and is owned by Whitinsville redevelopment Trust.

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. 7:20 P.M. Public Hearing: Alexander & Alexandra Vander Baan Applicant:

In accordance with the provisions of M.G.L Ch 40A, Section 11, and Chapter 173, Section 47 of the Northbridge Zoning By-laws, the Northbridge Zoning Board of Appeals will hold a public hearing on **Thursday, February 9th, 2023 at 7:05 P.M. at the Aldrich School Town Hall Annex, 14 Hill St., Whitinsville, MA** to consider the application of Alexander & Alexandra Vander Baan, 561 Bridge Street, Dedham, MA 02026 for a Variance (1-V-23) pursuant to Article VI Section 173-19 (Table of Use Regulations). The applicant is proposing a dimensional variance for an existing single family home which does not have the minimum frontage; the property is in common ownership with an adjacent property. The property is located at 34 Whitin Avenue, Whitinsville, MA 01588 and is shown on the Assessor's Map 4A as Parcel 24. The property is located in a Residential 4 Zoning District and is owned by Alexander & Alexandra Vander Baan.

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: Matthew Flaherty Applicant:

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, February 9th, 2023 at 7:05 P.M. at the Aldrich School Town Hall Annex, 14 Hill St., Whitinsville, MA** to consider the application of Matthew Flaherty, 256 North Main Street, Whitinsville, MA 01588 for a Variance (2-V-23) pursuant to Article VI Section 173-19 (Table of Area Regulations Note 7). The applicant is proposing a detached garage within the front yard setback. The property is located at 256 North Main Street, Whitinsville, MA 01588 and is shown on Assessor's Map 7 as Parcel 136. The property is located in a Residential 2 Zoning District and is owned by Matthew Flaherty.

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.