



## TOWN OF NORTHBRIDGE

### ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

14 Hill Street

Whitinsville, MA 01588

(508) 234-0819

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NORTHBRIDGE TOWN CLERK  
LINDA S. LYNN

### MEETING AGENDA

June 8<sup>th</sup>, 2023

7:00 P.M.

### ALDRICH SCHOOL TOWN HALL ANNEX

14 HILL STREET

WHITINSVILLE, MA

#### I. 7:00 P.M. Minutes of April 13th, 2023

#### II. 7:05 P.M. Public Hearing: Gregory M. 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, June 8<sup>th</sup>, 2023 at 7:05 P.M. at the Aldrich School Town Hall Annex, 14 Hill Street, Whitinsville, MA to consider the application of Gregory Ebbeling, 201 Jefferson Avenue, Northbridge, MA 01534 for a Variance (4-V-23) pursuant to Article VI Section 173-19 (Table of Area Regulations). The applicant is seeking to alter property lines with the abutting property located at 187 Jefferson Avenue which will result in a reduction of frontage below the minimum required. The property is located at 187 Jefferson Avenue, Northbridge, MA 01534 and is shown on Assessor's Map 19 as Parcel 144. The property is located in a Residential 1 Zoning District and is owned by Azrak Realty Trust, 187 Jefferson Avenue, Northbridge.

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: Joseph Leonardo 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 June 8<sup>th</sup>, 2023 at 7:20 P.M. at the Aldrich School Town Hall Annex, 14 Hill Street, Whitinsville, MA to consider the application of Joseph Leonardo, 100 Paine Street, Uxbridge, MA 01569 for a Variance (5-V-23) pursuant to Article VI Section 173-19 (Table of Area Regulations).

The applicant is seeking a dimensional variance for a proposed new single family home which does not meet the required front yard setback. The property is located on Highland Street, Whitinsville, MA 01588 and is shown on Assessor's Map 17 as Parcel 15. The property is located in a Residential 2 Zoning District and is owned by Terreno 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.