



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

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NORTHBRIDGE TOWN CLERK
LINDA B. ZYWIEN

MEETING AGENDA

October 12th, 2023

7:00 P.M.

ALDRICH SCHOOL TOWN HALL ANNEX

14 HILL STREET

WHITINSVILLE, MA

- I. 7:00 P.M. Minutes of September 14th, 2023
- II. 7:05 P.M. Public Hearing: (Variance 08-V-2023) Edward Renaud, Jr., Applicant:
- III. 7:15 P.M. Public Hearing: (Special Permit 09-SP-2023) Edward Renaud, Jr., Applicant:

In accordance with the provisions of M.G.L. Ch 40A, Section 11, and Chapter 173, Sections 47 & 48 of The Northbridge Zoning By-laws, the Northbridge Zoning Board of Appeals will hold a public hearing on **Thursday, October 12th, 2023 at 7:05 P.M. and 7:15 P.M. at the Aldrich School Town Hall Annex, 14 Hill St., Whitinsville, MA** to consider to consider the applications of Edward Renaud Jr., 134 Linwood Avenue, Whitinsville, MA 01588 for **Special Permit (09-SP-23) & Variance (08-V-2023)** pursuant to Article X Sections 173-47&48, Article V Section 173-12, Table of Use Regulations & Article VI, Section 173-19, Table of Area Regulations. The applicant is proposing a two family structure located on a vacant lot without the required minimum area. The property is located on Wing Road, Whitinsville, MA 01588 and is shown on Assessor's Map 23A as Parcel 220. The property is located in the Residential 3 Zoning District and is owned by Edward Renaud, Jr.

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.

IV. 7:30 P.M. Public Hearing: (Special Permit 11-SP-23) (Robert and Elaine Zagame), Applicant:

In accordance with the provisions of M.G.L Ch 40A, Section 11, and Article X Section 173-47 of the Northbridge Zoning By-Laws, the Northbridge Zoning Board of Appeals will hold a public hearing on **Thursday, October 12th, 2023 at 7:30 P.M. at the Aldrich School Town Hall Annex, 14 Hill St., Whitinsville, MA** to consider the application of Robert and Elaine Zagame Trustees, 142 Quaker Street, Northbridge, MA 01534 for a **Special Permit (11-SP-23)** pursuant to Article V Section 173-18.1 (Retreat Lot). The applicant is proposing to construct a single family house on the vacant lot. The property is located on Quaker Street (between 160 and 196 Quaker Street) and is shown on Assessor's map 31 as parcel 114. The property is located in an Residential One Zoning District and is owned by Robert and Elaine Zagame Trustees.

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.

V. 7:45 P.M. Public Hearing: (Variance 12-V-23) (Gadoury Homes, LLC), Applicant:

In accordance with the provisions of M.G.L. 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, October 12th, 2023 at 7:45 P.M. at the Aldrich School Town Hall Annex, 14 Hill St., Whitinsville, MA** to consider the application of Gadoury Homes, LLC, 6 Reservoir Avenue, Manchaug, MA 01590 for a **Variance (12-V-23)** pursuant to Article VI Section 173-19 (Table of Area Regulations). The applicant is seeking to add six apartments to an existing six unit building for a total of 12 units while the applicant only has 25,608 square feet of area, requiring a variance for the remaining 392 square feet. The property is located at 163-173 Border Street, Whitinsville, MA 01588 a is shown on Assessor's Map 6A as Parcel 83. The property is located in a Residential 5 Zoning District and is owned by Gadoury Homes, LLC, 6 Reservoir Avenue, Manchaug, MA.

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.