



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 14th, 2023
7:00 P.M.

ALDRICH SCHOOL TOWN HALL ANNEX
14 HILL STREET
WHITINSVILLE, MA

NORTHBRIDGE TOWN CLERK
LINDA E. ZYWIEN

23 NOV 28 AM 9:38

RECEIVED

- I. 7:00 P.M. Minutes of October 12th, 2023

- II. 7:05 P.M. Public Hearing: (Continued from October 12th): (Variance 08-V-2023)
Edward Renaud, Jr., Applicant:

- III. 7:15 P.M. Public Hearing: (Continued from October 12th meeting): (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, December 14th, 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: (Continued from October 12th meeting): (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, December 14th, 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: (Continued from October 12th meeting): (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, December 14th, 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.

VI. 8:00 P.M. Public Hearing: Special Permits (22-SP-21 & 25-32-SP-21) Brian Fitzgerald, Applicant:

The applicant received approval for (9) Special Permits to construct (9 Duplexes) on a property off of Spring Street shown on Assessor's Map 15A as Parcels 224-232. The applicant is asking for an extension of their Special Permits as construction has not begun at this time and the Special Permits will expire in January 2024.

In accordance with the provisions of M.G.L Ch40A, 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, December 14th, 2023 at 8:00 P.M. at the Aldrich School Town Hall Annex, 14 Hill St., Whitinsville, MA** to consider the applications of Brian Fitzgerald, 49 Grafton Road, Upton, MA 01568 for **Special Permits (22-SP-21 & 25-32-SP-21)** pursuant to Article X Section 173-47, & Article V Section 173-12, Table of Regulations. The applicant is proposing nine duplex lots within the proposed Winston Woods Subdivision. The property is located off of Spring Street, Whitinsville, MA 01588 and is shown on Assessor's Map 15A as Parcels 224-232. The property is located in a Residential Three Zoning District and is owned by Brian Fitzgerald.

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.

VII. 8:15 P.M. Public Hearing: Special Permits (06-SP-23 & 07-SP-23) TJJ Development Corp, LLC, 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, December 14th, 2023 at 8:15 P.M. at the Aldrich School Town Hall Annex, 14 Hill St., Whitinsville, MA** to consider the applications of TJJ Development Corp, LLC, P.O. Box 90, Whitinsville, MA 01588 for **Special Permits (06-SP-23 & 07-SP-23)** pursuant to Article X Section 173-47, Article V Section 173-12, Table of Use Regulations & Section 173-18.H(1)(a). The applicant is proposing a contractor's yard with three metal buildings and outdoor storage areas. The applicant has also proposed filling in a section of the property located within the 100 year floodplain. The property is located on Douglas Road, Whitinsville, MA 01588 and is shown on Assessor's Map 3 as Parcels 115,116,117 and 118. The property is located in an Industrial One Zoning District and is owned by TJJ Development.

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.

VIII. 8:30 P.M. Public Hearing: Special Permit (13-SP-23) John and Kirstie Miersma, 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, December 14th, 2023 at 8:30 P.M. at the Aldrich School Town Hall Annex, 14 Hill St., Whitinsville, MA** to consider the applications of John and Kirstie Miersma, 288 Goldthwaite Road, Northbridge, MA 01534 for a Special Permit (13-SP-23) pursuant to Article V Section 173-18.1 (Modification of a Retreat Lot). The applicant is proposing to convey 9,111 square feet of area to the Whitinsville Water Company. The property is located at 288 Goldthwaite Road and is shown on Assessor's Map 9 as parcel 103. The property is located in a Residential One Zoning District and is owned by John and Kirstie Miersma.

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.