



## 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

March 14th, 2024

7:00 P.M.

ALDRICH SCHOOL TOWN HALL ANNEX

14 HILL STREET

WHITINSVILLE, MA

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NORTHBRIDGE ZONING BOARD OF APPEALS

**I. 7:00 P.M. Minutes of January 11<sup>th</sup>, 2024**

**II. 7:05 P.M. Public Hearing: K & C Providence Road LLC., 42 Oakdale Road, Canton, MA 02021, Applicant:**

In accordance with the provisions of M.G.L. Ch 40A, Section 11, and Chapter 173, Sections 47 of The Northbridge Zoning By-laws, the Northbridge Zoning Board of Appeals will hold a public hearing on **Thursday, March 14<sup>th</sup>, 2024 at 7:05 P.M. at the Aldrich School Town Hall Annex, 14 Hill St., Whitinsville, MA** to consider to the applications of K & C Providence Road LLC, 42 Oakdale Road, Canton, MA 02021 for a Special Permit (01-SP-24) pursuant to Article X Section 173-47 Article IX Section 172-47 & Article IX Section 173-35. The applicant is proposing three dwelling units and a commercial storefront. This property had previously received a Special Permit for this use, but the permit expired after two years. The property had previously received a Special Permit for this use, but the permit expired after two years. The property is located at 2227 Providence Road, Northbridge, MA 01534 and is shown on Assessor's Map 2 as Parcel 36. The property is located in the Business One Zoning District and is owned by K & C Providence Road 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.

**III. 7:25 P.M. Public Hearing: Janet Bartkus, 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, March 14th, 2024 at 7:25 P.M. at the Aldrich School Town Hall Annex, 14 Hill St., Whitinsville, MA** to consider the applications of Janet Bartkus, 36 Brook Street, Whitinsville, MA 01588 for two Variances (2-V-24 & 3-V-24) pursuant to Article VI Section 173-19 (Table of Area Regulations). The applicant currently has two dwellings on the same lot and would like to separate them by creating two lots, with each dwelling on its own lot. The applicant is seeking relief from lot size, frontage, and setbacks. The property is located at 26 Brook Street, Whitinsville, MA 01588 and is shown on Assessor's Map 14A as Parcel 116. The property is located in a Residential 3 Zoning District and is owned by Janet Bartkus.

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.