



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

May 9th, 2024

7:00 P.M.

ALDRICH SCHOOL TOWN HALL ANNEX

14 HILL STREET

WHITINSVILLE, MA

RECEIVED
21 APR 22 PM 2:55
NOTHING TO BE DONE
LINDA S. SWINEN

I. 7:00 P.M. Minutes of April 11th, 2024

II. 7:05 P.M. Continued from April 11th, 2024 ZBA Hearing:

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 14th, 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. 7:15 P.M. Public Hearing: John & Sandra Coker, 126 Fowler Road, Northbridge, MA 01534,

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, May 9th, 2024 at 7:05 P.M. at the Aldrich School Town Hall Annex, 14 Hill St., Whitinsville, MA** to consider to the application of John & Sandra Coker, 126 Fowler Road, Northbridge, MA 01534 for a Special Permit (05-SP-2024) pursuant to Article X Section 173-47, & Article V Section 173-12, Table of Use Regulations. The applicant is proposing to raise chickens on the property (not to exceed 10 chickens). The property is located at 126 Fowler Road, Northbridge MA 01534 and is shown on Assessor's May 20 as parcel 42. The property is in a Residential Three Zoning District and is owned by John & Sandra Coker.

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. 7:25 P.M. Public Hearing: Clarence Risher, 120 Hill Street, Whitinsville, MA 01588, Applicant:

In accordance with the provisions of M.G.L. Ch 40A, Section 11, and Article X Section 173-46 of The Northbridge Zoning By-laws, the Northbridge Zoning Board of Appeals will hold a public hearing on **Thursday, May 9th, 2024 at 7:25 P.M. at the Aldrich School Town Hall Annex, 14 Hill St., Whitinsville, MA** to consider to the application of Clarence Risher, 120 Hill Street, Whitinsville, MA 01588 for an Appeal (04-A-2024) of the Building Inspectors cease and desist order in accordance with Article X Section 173-46.E of the Zoning By-law. The applicant is renting rooms in a back building on the property and claims the use does not constitute a lodging house. The property is located at 120 Hill Street and is shown on Assessor's Map 15 as parcel 17. The property is located in a Heritage Zoning District and is owned by Clarence Risher.

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.