



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

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NORTHBRIDGE TOWN CLERK
LINDA B. ZYWIEN

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MEETING AGENDA December 9th, 2021 7:00 P.M.

ALDRICH SCHOOL TOWN HALL ANNEX 14 HILL STREET WHITINSVILLE, MA

I. 7:00 P.M. Minutes of October 14th, 2021

II. 7:05 P.M. Public Hearing: James Roy, Applicant

The applicant is seeking a Variance to add an additional dwelling unit to a detached Garage for a total of 2 dwelling units on the property. The property is located in a Residential 4 Zoning District at 56 McEndy Street, Linwood, MA., show on Assessor's Map 24A as Parcel 19.

III. 7:20 P.M. Public Hearing: Yong Li, Applicant

The applicant is seeking a Special Permit (23-SP-21) to demolish a nonconforming single family structure and to rebuild in the same general footprint. The property is located in a Residential 2 Zoning District at 2653 Providence Road, Northbridge, MA., show on Assessor's Map 19 as Parcel 68.

IV. 7:35 P.M. Public Hearing: Kee Properties, LLC, Applicant

The applicant is seeking a Variance (24-V-21) to change the use of a nonconforming lot with a single family structure to a commercial use. The property is located in a Business 3 Zoning District at 1099 Providence Road, Northbridge, MA, show on Assessor's Map 14 as Parcel 50.

V. 7:50 P.M. Public Hearing: Brian Fitzgerald, Applicant

The applicant is seeking Special Permits (22-SP-21 & 25-32-SP-21) pursuant to Article X Section 173-74, & Article V Section 173-21 table of regulations. The applicant is proposing nine duplex lots within the proposed Winston Woods Subdivision. The property is located off 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.