



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

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BOLEEN T. GEORNE

Approved on 7-12-18

ZONING BOARD OF APPEALS

MINUTES OF MEETING

May 10, 2018

This meeting was called to order at 7:00 P.M. by Vice Chairman Bill Corkum. Other members present were:

Randy Kibbe

Cindy Danoti

Damian Planas-Merced

Also present was Deborah Rosebrooks, Administrative Assistant.

Absent from this meeting was Tom Hansson, Kevin Quinlan & Doug Curving.

A motion was made by Randy Kibbe to approve of the minutes of April 12, 2018. The motion was seconded by Damian Planas-Merced and the vote was 4-0 in favor.

PUBLIC HEARING: (4-SP-18) Dennis Latour, Applicant:

This public hearing was held on the petition of Dennis Latour, 88 Linwood Ave., Whitinsville, MA 01588, for a Special Permit 04-SP-18 pursuant to Article IX, Section 173-30, Table of Area Regulations, in order to allow the applicant to attach a existing accessory structure (garage) to the existing single family home located at 1077 Hill Street, Whitinsville, MA 01588.

Attaching the two structures will cause a side yard setback violation. The property is shown on Assessor's Map 11 as Parcel 51 is located in a Residential-1 zoning district and is owned by Ann Riley.

Assigned to this hearing by the Vice Chairman Bill Corkum, Randy Kibbe, Cindy Danoti and Damian Planas-Merced. Bill Corkum explained that this must be a unanimous vote to pass and gave the option to postpone and reschedule, Dennis Latour felt comfortable with going forward.

Dennis LaTour spoke on behalf of Ann Riley the home owner explaining that he wanted a special permit to attach a pre-existing home to the pre-existing garage with a breezeway. Doing this will make the side of the garage set back nonconforming, the house was built in 1930's and

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is pre-existing nonconforming. Mrs Riley took a fall last winter and wants to have the garage attached to the home for safety reasons.

Motion was made by Randy Kibbe to open up to the public for comment, Seconded by Cindy Danoti, all in favor Vote; 4-0.

Mary Catino, a neighbor feels this will look good and fit into the neighborhood. With no further comments Randy Kibbe made a motion to close public hearing and take the matter under advisement, motion was seconded by Cindy Danoti, the vote was 4-0 in favor.

Board members had no issues with the Special Permit, the property is pre-existing, nonconforming. Board members agreed that the special permit could be granted without detriment to the neighborhood.

A motion was made by Randy Kibbe to grant the Special Permit, the motion was seconded by Damian Planas-Merced and the vote was 4-0 in favor.

Cindy Donati will write the decision.

Attested by,

Deborah Rosebrooks
Administrative Assistant

THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD OF APPEALS (Approved on 7-12-18)