



## TOWN OF NORTHBRIDGE

### ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

14 Hill Street

Whitinsville, MA 01588

(508) 234-0819

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Approved on 5-11-17

## ZONING BOARD OF APPEALS

### MINUTES OF MEETING

APRIL 13, 2017

RECEIVED  
17 MAY 15 PM 2:10  
TOWN OF NORTHBRIDGE

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This meeting was called to order at 7:00 P.M. by Thomas Hansson, Chairman. Other members present were:

William Corkum  
Kevin Quinlan  
Cindy Donati  
Randy Kibbe  
Doug Curving

Also present was Deborah Rosebrooks, Administrative Assistant.

*A motion was made by William Corkum to approve of the minutes of January 12, 2017. The motion was seconded by Randy Kibbe and the vote was 5-0 in favor.*

Kevin Quinlan read the public hearing notice. Assigned to this hearing were Thomas Hansson, William Corkum, Randy Kibbe, Kevin Quinlan & Cindy Donati

#### **PUBLIC HEARING: (02-V-17) JOHN & JENNIFER FOLEY, APPLICANT**

This hearing was held to consider the petition of John and Jennifer Foley regarding 54 Linwood Ave., Whitinsville, MA 01588 for a Variance (02-V-17) for front set back, requirement pursuant to Article VI, Section 173-48 of the Town of Northbridge Zoning By-laws, Table of Area Regulations, in order to construct an addition 18x20 family room to existing home. The

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property, shown on Assessor's Map 5 as Parcel 71 is located in the Heritage zoning district and is owned by Jennifer & John Foley. Mr. Foley stated this is a pre-existing nonconforming Lot, with a right of way that runs the back side of this property, which does not create a hardship. The property is also a condo.

Motion was made by Randy Kibbe to close the public hearing and take it under advisement. Motion was seconded by bill Corkum, Vote 5-0.

The next discussion was on John Nogueira that was continued from the March Meeting. John would like to request a extension for the previous approved variances (18-V-14) for rear set back and (01-V-15) for construction of Single family home on Moon Hill Road. There are no changes to these, just needed more time. Motion was made by Bill Corkum to extend the variances previously approved, Motion was seconded by Tom Hansson, Vote 5-0.

The board discussed the variance for the family room to be added to the side of the house, (front set back) Bill feels that the right of way is not a hardship. Randy Kibbe made a motion to approve the variance, Seconded by Tom Hansson, Vote 3-2 Motion denied.

Kevin Quinlan read the public hearing notice. Assigned to this hearing were Thomas Hansson, William Corkum, Randy Kibbe, Kevin Quinlan & Cindy Donati

**Public Hearing: HTK7 Whitinsville LLC (05-V-17) Applicant:**

To consider the petition of HTK7 Whitinsville, LLC, 4 North Main St., Whitinsville, MA, for a Variance 05-V-17 pursuant to Article V, Section 173-19 of the Town of Northbridge Zoning By-laws, Table of Area Regulations, Note #8 in order to allow the construction of a 10x12 shed for storage purposes. The property is located at 4 North Main St. shown on Assessor's Map 6A as Parcel 29 and 48, The property is located in a Business-2 zoning district, abuts residential and is owned by HTK7 Whitinsville, LLC.

Norman Gamache of Guerriere & Halnon, Inc. spoke on behalf of HTK7 Whitinsville, LLC. Norman explained that the shed was needed for the storage of products for the proposed Duncan Donuts, the variance is needed for the shed, they need at least 50 feet from the property line in a business zone that abuts a residential zone, the hardship is the shape of the lot.

Motion was made by Kevin to close the public hearing and take it under advisement, Seconded by Cindy, vote 5-0.

After a brief discussion the board felt that the shed was not going to change the property and the shape does support a hardship. Motion was made by Cindy Donati to approve the shed, The motion was seconded by bill Corkum, Vote 4-1, Variance was approved.

Kevin Quinlan read the public hearing notice. Assigned to this hearing were Thomas Hansson, William Corkum, Randy Kibbe, Kevin Quinlan & Cindy Donati

**Public Hearing: Heather McKeon Mawn (06-V-17) Applicant:**

To consider the application of Heather McKeon Mawn, 292 South Street, Douglas MA 01516 for a Dimensional Variance 06-V-17 (shortage of frontage) pursuant to Article VI, Section 173-19

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of the Town of Northbridge Zoning By-laws, Table of Area Regulations, in order to allow a house lot to be divided off of the property located at 500 Benson Road, Northbridge, MA 01534. The property is located at 500 Benson Road, Northbridge, MA shown on Assessor's Map 23 as Parcel 58. The property is located in a Residential-2 zoning district and is owned by Paul R. McKeon Sr., Heather McKeon Mawn's Father.

Mr. McKeon explain to the board what he was trying to accomplish. Tom Hansson explained that this is a conforming lot and the way they want to split this lot will make it Non conforming and it would be denied. Tom Suggested that they apply for a Special Permit for a retreat lot.

A motion was made by Tom Hansson to withdrawal without prejudice. The motion was seconded by Bill Corkum and the vote was 5-0. The variance 06-V-17 has been withdrawn

Kevin Quinlan read the public hearing notice. Assigned to this hearing were Thomas Hansson, William Corkum, Randy Kibbe, Kevin Quinlan & Cindy Donati

**Public Hearing: Ashton Place LLC (03-SP-17) Applicant:**

To consider the application of Ashton Place LLC., 2356 Providence Road, c/o 15 Juniper Lane, Grafton, MA 01519 for a Special Permit pursuant to Article V, Section 173-12 of the Town of Northbridge Zoning By-laws, Table of Use Regulations, in order to allow an addition of 16 unit apartment buildings on a 3.83 acre parcel of land zoned R-4, the residential apartment complex is located at 2356 Providence Road, Northbridge, MA. The property, shown on Assessor's Map 25 as Parcel 113, is located in a Residential-4 zoning district and is owned by Ashton Place LLC. Norman Gamache of Guerriere & Halnan, Inc. spoke on behalf of Ashton Place, LLC. Norman explained the proposed project to add a 16 unit multi-family building in the rear of the existing multi-family.. Tom told him that two buildings on one lot is not acceptable, they may want to separate the lots. Dave Bossi, the owner spoke stating it would be very costly, Tom suggested that they may want to add on to the existing property and illuminate the Special Permit all together. Randy stated they could connect them with a frost wall. Dave and Norman liked this idea and want to explore the options. At this time they have decided to withdraw the Special Permit 03-SP-17.

A motion was made by Tom Hansson to withdrawal the Special Permit 03-SP-17 without prejudice. The motion was seconded by Bill Corkum and the vote was 5-0.

There being no further business, the meeting was adjourned.

Attested by,

Deborah Rosebrooks  
Administrative Assistant

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**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE BOARD OF APPEALS (Minutes approved on 5-11-17)**