



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

Approved on

7-13-17

ZONING BOARD OF APPEALS

MINUTES OF MEETING

June 8, 2017

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

William Corkum

Kevin Quinlan

Cindy Donati

Doug Curving

Also present was Deborah Rosebrooks, Administrative Assistant.

Randy Kibbe was not in attendance.

A motion was made by Bill Corkum to approve of the minutes of May 11, 2017. The motion was seconded by Cindy Donati and the vote was 5-0 in favor.

PUBLIC HEARING: (10-SP-17) ASHTON PLACE LLC, APPLICANT:

This hearing was held to consider the application of Ashton Place LLC., 2356 Providence Road, c/o 15 Juniper Lane, Grafton, MA 01519 for a Special Permit 10-SP-17 pursuant to Article V, Section 173-12 of the Town of Northbridge Zoning By-laws, Table of Use Regulations, in order to allow a 16 unit apartment building addition to the property 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.

Kevin Quinlan read the hearing notice, assigned to this hearing by the Chairman Thomas Hansson were William Corkum, Kevin Quinlan, Cindy Donati, Doug Curving, and himself.

Norman Gamache of Guerriere & Halnon, Inc. representing Dave Brossi owner of Ashton Place LLC., explained to the board that they are looking for a Special Permit to construct an addition to the existing multifamily building located at 2356 Providence Road. They are proposing an addition of 16 apartments with 32 new parking spaces with two ways to enter and exit. In order to build on the same parcel, the two buildings must be attached and this will be done with a frost wall below grade walk way. This will not be out of character for this area, there are many existing multifamily

ZONING BOARD OF APPEALS – MINUTES – JUNE 8, 2017

units in this neighborhood. Dave Brossi spoke and stated he is maintaining a good relationship with the neighbors and will continue to do so.

Meeting was opened to audience with no comments.

Motion was made by Bill to close the open meeting and take it under advisement, Seconded by Kevin, Vote 5-0 in favor.

The board discussed the location and the proposed addition, they feel it will not be an impact the area. Motion was made by Doug to approve the Special Permit, Seconded by Bill, Vote 4-1 in favor. Special Permit granted.

PUBLIC HEARING; HEATHER MCKEON MAWN, APPLICANT :

This hearing was held to consider the application of Heather McKeon Mawn, 292 South Street, Douglas MA 01516 for a Special Permit 11-SP-17 pursuant to of Article V, Section 173-18.1 (Table of Use Regulations) of the Town of Northbridge Zoning By-laws in order to create a retreat lot for a single family home at the property located at 500 Benson Road, Northbridge, MA 01534. The property is 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.

Kevin Quinlan read the hearing notice, assigned to this hearing by the Chairman Thomas Hansson were William Corkum, Kevin Quinlan, Cindy Donati, Doug Curving, and himself.

Heather McKeon Mawn explained to the board she needed a Special Permit for the purpose of a retreat lot to build a single family home for herself to be closer to her family. Lot one will have 93.63 feet of frontage and the existing lot two will have 150 feet of frontage, more than what is required. The new home will have town water and sewer. The location of the house is to be determined after engineering is done.

Opened up to comments from audience, there were none.

Motion was made by Bill to close the open meeting and take it under advisement, Seconded by Kevin, Vote 5-0 in favor.

The board discussed the Retreat lot that met all the guide lines, a motion was made by Kevin to approve the Special permit for a retreat lot, seconded by Bill, Vote 5-0 in favor. Special Permit Granted.

PUBLIC HEARING: CROOTOF & SAWYER VENTURES, INC., APPLICANT:

This hearing was held to consider the application Crootof & Sawyer Ventures Inc., 1700 Providence Rd, Northbridge, MA 01534 for a Special Permit pursuant to Article V, Section 173-12, Table of Use Regulations, in order to allow the applicant to establish a Veterinary Practice with Pet Boarding and Doggie Day Care Facility. The property, shown on Assessor's Map 14 as Parcel 160 -162, is located in a B-2(business) zoning district located at 28 Granite Street and is owned by Milford Regional Hospital Inc.

Kevin Quinlan read the hearing notice, assigned to this hearing by the Chairman Thomas Hansson were William Corkum, Kevin Quinlan, Cindy Donati, Doug Curving, and himself.

Norman Gamache of Guerriere & Halnon, Inc. representing Crootof & Sawyer Ventures Inc., explained to the board the purpose for the Special permit to open a veterinary practice in the old Milford Hospital has been vacant for some time now. There will be a Doggie day care , and boarding will be available. This is an upscale facility with indoor suites; not cages, there will be limited access to outside areas, they do proposing an outside area that will be fenced for animals that need to go outside, they will always be accompanied by a staff member. There will be a Hazardous Waste/ Medial Waste company on board also. The hours of operation will be 7am -7pm with no overnight staff at this time. The anticipated opening would be spring of 2018.

ZONING BOARD OF APPEALS – MINUTES – JUNE 8, 2017

Opened comments to the audience, Paul McNealy of 119 East Street has a few questions regarding clearing of the land on one side for a fence to be installed, his garage abuts the property line. The clearing is for fencing purposes only. Paul also asked about overnight staff and lights. There will be no overnight at this time and no extra lighting.

Jane Archibald of 110 East Street concerns with the area smell and noise. There will be no smell due to the waste program they will have in place along with dog waste flush toilets, as far as noise this is mainly an inside are program with very little outside access for the animals.

Motion was made by Bill to close the open meeting and take it under advisement, Seconded by Kevin, Vote 5-0 in favor.

The board reviewed the application and feel it will be a good use for this facility. A motion was made by Cindy to approve the Special Permit for the veterinary Practice, doggie day care and boarding facility with the condition that No animal will be left unattended or unaccompanied by a staff member at all times, seconded by Kevin. Vote 5-0 Special Permit Granted.

Attested by,

Deborah Rosebrooks
Administrative Asst.

THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD OF APPEALS (Approved on 7/13/17)