



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

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NORTHBRIDGE TOWN CLERK
BODILYN BROWN

Approved on 6-8-17

ZONING BOARD OF APPEALS

MINUTES OF MEETING

MAY 11, 2017

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

William Corkum, Member

Randy Kibbe, Member

Kevin Quinlan, Member

Cindy Donati, Member

Doug Curving, Associate Member

Also present was Deborah Rosebrooks, Administrative Assistant.

A motion was made by Cindy Donati to approve of the minutes of April 13, 2017. The motion was seconded by Bill Corkum and the vote was 5-0 in favor.

PUBLIC HEARING: (7-V-2017) SCHOCHET WHITINSVILLE ASSOC. , APPLICANT

This public hearing was held to consider the application of Schochet-Whitinsville Associates regarding Cotton Mill Apartments 17 Douglas Road, Whitinsville, MA 01588 for a Variance (07-V-17) for existing parking Spaces. The current number of parking spaces (58) is less than the minimum number of spaces required by the current zoning by-law. Requirements pursuant to Article VIII, Section 173-27C off Street parking, of the Town of Northbridge Zoning By-laws. The property, shown on Assessor's Map 5 as Parcel 75 & 77 is located in the Heritage Zoning District and is owned by Schochet-Whitinsville Associates.

Kevin Quinlan read the public hearing notice. Assigned to the hearing were the five members present: Thomas Hanson, William Corkum, Kevin Quinlan, Randy Kibbe and Cindy Donati.

Attorney Robert Knapik was representing Schochet Whitinsville Associates (mostly known as Cotton Mill Apartments) along with Richard Henkin of Schochet Whitinsville Associates. Mr

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Knapik explained to the board that the Cotton Mill Apartments have been operating since 1976 and do not comply with the zoning requirements for parking spaces. They have never had any parking issues in all this time, however, they where suppose to have 70 spaces, but only have 58. They are requesting that the board approve the variance to maintain the 58 parking spaces they currently have had for the past forty years. They are working on refinancing this property to do much needed updates on the property.

A motion was made by Randy Kibbe to close the public hearing and take the matter under advisement. Motion seconded by Kevin Quinlan, the vote being 5-0 in favor.

No abutters were present to speak in favor or against the proposal.

Board Members agreed that they have never had a problem with this property and they feel there are adequate parking spaces at this location. in order to refinance they will need this variance in place.

A motion was made by Kevin Quinlan to grant the Variance to maintainer the 58 Parking Spaces at the Cotton Mill Apartments. The motion was seconded by Randy Kibbe and the vote was 5-0 in favor. Granted

PUBLIC HEARING: (08-V-2017) SUNSHINE SIGN , APPLICANT

This public hearing was held to consider the petition of Sunshine Sign Co, 121 Westboro Road, North Grafton, MA 01536 for a Variance (08-V-2017) to allow the replacement of the existing sign with a internal illuminated sign. The by-laws for monument signs only allow external illumination. This sign will be located at 174 Church Street, Whitinsville, MA 01588 the business is known as Parker Insurance Co. This is pursuant to Section 173 -23, see D, Article VII of the Town of Northbridge Zoning By-laws, (173-2 Article II -definition section)

The property, shown on Assessor's Map 14A as Parcel 17, is located in Business-1 zoning district and is owned by REKRAP Realty LLC.

Kevin Quinlan read the public hearing notice. Assigned to this hearing were the five members present: Thomas Hansson, William Corkum, Kevin Quinlan, Randy Kibbe and Cindy Donati.

Sal Dimato representing Sunshine Sign spoke on behalf of Parker Insurance Co., he states that the sign will be refurbished, the size will not change, only the height by two feet. This is a business area that already has similar signs in place and it will benefit the Parkers Business. Greg parker spoke to the Board and states this sign will be very professional and enhance his business in many ways; the location is not a negative effect on the area. This is a business district area. No abutters were present to speak in favor or against the proposal.

A motion was made by Bill Corkum to close the public hearing and take the matter under advisement. The motion was seconded by Cindy Donati and the vote was 5-0 in favor.

After a brief discussion a Motion was made by Randy Kibbe to grant the variance for the sign. The motion was seconded by Cindy Donati. The vote was 4-1 in favor. Granted.

PUBLIC HEARING: (09-SP-2017) ROBERT ANDERSON, APPLICANT

This hearing was held to consider the application of Robert Anderson, 192 West River Street, Upton, MA 01568 for a Special Permit (09-SP-17) pursuant to Article V, Section 173-18.1 of the Northbridge Zoning By-laws, Retreat Lots, in order to allow the construction of a single family home on a parcel of land that must conform to the requirements of the Retreat Lot By-law. The property is between 153 and 183 Cooper Road., shown on Assessor's Map 17, Parcel 176 consisting of 5.76 acres. The property is located in both Residential-1 and Residential-2 zoning district and is owned by Katherine Redd.

Kevin Quinlan read the public hearing notice. Assigned to this hearing were the five members present: Thomas Hansson, William Corkum, Kevin Quinlan, Randy Kibbe, and Cindy Donati.

Robert Anderson explained to the board that he needs a special permit for a retreat lot to construct a single family home he needs the frontage. The home will have private septic and town water. There were many abutters in attendance who had concerns. Elizabeth Hackathorn 367 Kelly Road, is this just for one single family? Tom Hansson stated a special permit is for One single family home and can never be sub-divided again. Mr. Anderson has not done a perk test as of yet so not sure of the location of the house yet. Jane Rutana has same question will there be any other homes built. Betsy Ann Gosselin 153 Cooper she has lived there for 11 years and this is Her backyard. She states that the property being discussed is deemed by the Town NOT buildable and wants a buffer zone. She does not want to be looking at someone in her backyard. Tom Hansson tells her we cannot mandate a buffer zone. Dale Hackathon 367 Kelly Road want to know if there will be an easement to get to the land beyond this? Rob Anderson says no, there will be no easement. Earl Zuehl 354 Kelly Road Can the Lower portion of this property be deemed open space? Tom Hansson states No, this is not town property. John Brouillard of 139 Cooper Road, can the future owner of the property divide it? Tom Hansson states No, It can never be divided again. John also states that there is a moratorium on the Road from recent paving so how can they connect to water if you cannot did up street? Rob Anderson states there is a lateral left out and its off the street. Tom Hansson states there is a lot of repetitive questions, however if there is any new questions they will be happy to address. A motion was made by Bill Corkum to close the public hearing and take the matter under advisement. The motion was seconded by Randy Kibbe and the vote was 5-0 in favor.

Board members discussed the Retreat lot and it met all the criteria for the Special Permit.

A motion was made by Kevin Quinlan to grant the Special Permit to allow a single family home to be built. The motion was seconded by Randy Kibbe the vote was 5-0 in favor. Granted.

A motion was made by Bill Corkum to close the Meeting, seconded by Tom Hansson. Meeting adorned.

Attested by,

Deborah Rosebrooks
Administrative Asst.

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD
OF APPEALS (Approved on _____)**