



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

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NORTHBRIDGE TOWN CLERK
DOREEN A. PEDRONE

Approved on July 11, 2013

ZONING BOARD OF APPEALS

MINUTES OF MEETING

MAY 9, 2013

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

William Corkum, Member

Diane Woupio, Member

Brett Simas, Associate Member

Harold Hartmann, Associate Member

Also present was Brenda Ouillette, Administrative Assistant.

Absent from this meeting were Carol Snow and Sharron Ampagoomian.

A motion was made by Diane Woupio to approve of the minutes of March 14, 2013. The motion was seconded by Brett Simas and the vote was 4-0 in favor. William Corkum abstained from voting as he was not present at the March 14th meeting.

PUBLIC HEARING: (3-SP-2013) JOHN BOMBARA, APPLICANT

This public hearing was held to consider the application of John Bombara, P.O. Box 611, Douglas, MA for a Special Permit pursuant to Article V, Section 173-12, Table of Use Regulations, in order to allow the applicant to demolish an existing two-family dwelling located at 638-640 Hill Street and rebuild it as a two-family dwelling. The existing structure is pre-existing, non-conforming.

The property, shown on Assessor's Map 16 as Parcel 21, is located in a Residential-2 zoning district and is owned by John Bombara.

Diane Woupio read the public hearing notice. Assigned to the hearing were the five members present: Thomas Hanson, Diane Woupio, William Corkum, Brett Simas and Harold Hartmann.

Mr. Bombara was present and presented the Board with plans for the two-family dwelling that he is proposing. The existing two family is in a serious state of disrepair and not cost efficient to repair. The front portion of the existing structure is pulling away from the foundation. He is proposing to demolish the existing structure and construct a new two-family dwelling with side by side units. The existing two-family is an up and down design two-family dwelling. The new two-family dwelling will be tied into the town sewer system and will be constructed to meet the setback requirements. The existing two-family dwelling does not meet the current setback requirements and has an on-site septic system. Each of the proposed units will be approximately 1700 sq. ft. with 3 bedrooms.

Barry Smith, 605 Hill St., expressed concerns of the side by side units. He would like to see one center front door as opposed to two in keeping with the other houses in the neighborhood. He stated that no other house in the neighborhood has a two-family look. He would like to see a single front door opening into a common hallway with a unit on each side. Mr. Bombara was open to that suggestion and would check to see if it is feasible.

Board Member Brett Simas agreed that one door would be more aesthetically pleasing to the neighborhood as it is a high profile area.

A motion was made by Diane Woupio to close the public hearing and take the matter under advisement. Motion seconded by William Corkum, the vote being 5-0 in favor.

Board Members agreed that the new structure would enhance the neighborhood rather than impact it in any way. The new structure will meet the current setbacks and will be hooked up to the town sewer system rather than an on-site septic system.

A motion was made by Diane Woupio to grant the Special Permit to allow a two-family dwelling in a Residential-2 zoning district. The motion was seconded by Brett Simas and the vote was 5-0 in favor.

PUBLIC HEARING: (4-SP-2013) FRUITTI YOGURT ONE LLC/THIEN PHAN, APPLICANT

This public hearing was held to consider the application of Fruitti Yogurt One, LLC/Thien Phan, 4 Canaan St., Shrewsbury, MA for a Special Permit pursuant to Article V, Section 173-12, Table of Use Regulations, in order to allow a self-serve frozen yogurt shop at 1223 Providence Rd., Whitinsville, MA.

The property, shown on Assessor's Map 23A as Parcel 126, is located in a Business-3 zoning district and is owned by PCK Limited Partnership, 94 Highland St., Worcester, MA 01605.

Diane Woupio read the public hearing notice. Assigned to this hearing were the five members present: Thomas Hansson, Diane Woupio, William Corkum, Brett Simas, and Harold Hartmann.

ZONING BOARD OF APPEALS – MINUTES – MAY 9, 2013

Thien Phan was present and explained to the Board that he is leasing this space to create a self-serve frozen yogurt shop. The use is allowed by Special Permit in a Business-3 zoning district. The seating will be for about 12 people. He has several other similar establishments in other towns, including a new one in Marlboro. The Board of Health has already reviewed and approved the plans for this establishment.

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

A motion was made by Diane Woupio to close the public hearing and take the matter under advisement. The motion was seconded by Harold Hartmann and the vote was 5-0 in favor.

Board members agreed that the proposed site was appropriate for the use and in harmony with the adjoining food establishments in the plaza. The space is already there and only minor interior renovations will be required.

A motion was made by Brett Simas to grant the Special Permit to allow the self-serve frozen yogurt shop. The motion was seconded by Diane Woupio and the vote was 5-0 in favor.

PUBLIC HEARING: (5-SP-2013) MICHAEL ELSTER/RISE ABOVE PERFORMANCE TRAINING, APPLICANT

This hearing was held to consider the application of Michael Elster, Rise Above Performance Training, 73 Barnett Rd., Sutton, MA for a Special Permit pursuant to Article IV, Section 173-12, Table of Use Regulations, in order to allow an exercise and athletic facility at One Main Street, Whitinsville, MA, Building 16. The access to Building 16 is off of Douglas Rd.

The property, shown on Assessor's Map 2 as Parcel 10, is located in an Industrial-1 zoning district and is owned by Whitinsville Redevelopment Trust.

Diane Woupio read the public hearing notice. Assigned to this hearing were the five members present: Thomas Hansson, Diane Woupio, William Corkum, Brett Simas, and Harold Hartmann.

Michael Elster was present and explained to the Board that he is proposing to create a facility to provide performance based athletic fitness and training which will consist mainly of open space with training equipment. Exercise and athletic facilities are allowed by Special Permit in an Industrial-1 zoning district. His hours of operation will be from 6 A.M – 9 P.M. for both adults and youth. He will have training classes, physical therapy, and a nutritionist with the primary focus geared toward the middle school and high school youth. He has been involved with school sports for about 20 years and is currently a coach at a school in another town. The parking is more than adequate at this site. The facility will not be a typical workout gym as individuals will have to register for a class conducted by a trainer.

Diane Woupio asked Mr. Elster about signage and he replied that he has reviewed the sign by-laws and will be working with the owner to place some type of signage at the road. He will also attach some type of sign on the building itself.

ZONING BOARD OF APPEALS – MINUTES – MAY 9, 2013

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

A motion was made by Diane Woupio to close the public hearing and take the matter under advisement. The motion was seconded by Brett Simas and the vote was 5-0 in favor.

Board members felt it was a great concept and the site was appropriate for the use with plenty of off street parking.

A motion was made by Brett Simas to grant the Special Permit to allow the exercise and athletic facility. The motion was seconded by Diane Woupio, and the vote was 5-0 in favor.

CONTINUED PUBLIC HEARING: (02-SP-13) ST. CAMILLUS INSTITUTE, APPLICANT


This hearing was continued from March 14, 2013 and April 11, 2013 to consider the application of St. Camillus Institute, Inc. 447 Hill Street, Whitinsville, MA for a Special Permit pursuant to Article IX, Section 173-30 (B) of the Town of Northbridge By-laws, Extensions & Alterations, in order to allow the expansion of the expansion of parking areas of three (3) different locations for a total increase of 18 parking spaces. No discussion took place on April 11, 2013 as the applicant requested a continuance via email prior to the meeting.

The property is located at 447 Hill St., shown on Assessor's Map 7 as Parcel 254, consisting of 8.32 acres. The property is located in a Residential-1 zoning district and is owned by St. Camillus Institute, Inc.

Eric Bazzett from Heritage Design Group was present to give the Board an update and to request a continuance. He stated that St. Camillus has decided to downgrade the scope of work and eliminate the expansion of the parking at the rear of the property. They will be revising the plans and present them to the Board at their next meeting.

A motion was made by Brett Simas to grant the continuance until the Board's next meeting on June 13, 2013. The motion was seconded by Diane Woupio and the vote was 4-0 in favor. William Corkum did not vote as he was not present at the meeting on March 14th where the project was first discussed. Voting members were Brett Simas, Thomas Hansson, Diane Woupio, and Harold Hartmann.

Attested by,


Brenda M. Ouillet
Administrative Asst.

THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD OF APPEALS (Approved on July 11, 2013)