



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

RECEIVED

13 JUL 12 AM 11:39

NORTHBRIDGE TOWN CLERK
DOROTHY A. DEBRONE

Approved on July 11, 2013

ZONING BOARD OF APPEALS

MINUTES OF MEETING

JUNE 13, 2013

This meeting was called to order at 7:00 P.M. by Chairman Thomas Hansson. Other members present were: Sharron Ampagoomian, William Corkum, Carol Snow, Brett Simas, and new Associate Member, Randy Kibbe.

Randy Kibbe was appointed to the Board as an Associate Member on May 20, 2013 by the Board of Selectmen.

Also present was Brenda Ouillette, Administrative Assistant.

Absent from this meeting were Diane Woupio and Harold Hartmann.

The voting of the minutes for May 9, 2013 was passed over as there was not a quorum of members able to vote on those minutes.

PUBLIC HEARING: (6-SP-13) CHARLIE SALMON, APPLICANT

This hearing was held to consider the application of Charlie Salmon, 92 Perry St., Douglas, MA 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 a martial arts training facility at 1 Main St., Whitinsville, MA. Exercise and athletic facilities are allowed by Special Permit in an Industrial-1 zoning district.

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.

Sharron Ampagoomian read the public hearing notice. Assigned to this hearing were Sharron Ampagoomian, Carol Snow, William Corkum, Thomas Hansson, and Brett Simas.

ZONING BOARD OF APPEALS – MINUTES – JUNE 13, 2013

Charlie Salmon presented his application. He explained that the space he is interested in is located in the Whittin Machine Shop Complex. The total area is approximately 3600 sq. ft. of wide open area. He is proposing a fitness and martial arts training facility. The main area, approximately 1700 sq. ft., will be matted for training. There will also be a changing/locker room, reception area, and small fitness area. The majority of the work that will have to be done there is cosmetic, other than the construction of one wall. He stated that there is adequate parking available and the majority of business will take place after 5:00 p.m. There are also sidewalks and crosswalks in the area.

Mark Anderson, Heritage Design Group, spoke on behalf of the applicant. He stated that he has an office next door to this vacant space. His employees use the Grove St. parking lot during the day and at night the parking lot is empty so there is ample parking available. He agreed that it was a good use for the vacant space.

No one spoke in opposition.

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

Board members felt that the use was appropriate for the facility as there are other business located in the same complex. Most of the activity will take place after 5:00 p.m. so parking does not appear to be an issue.

A motion was made by Sharron Ampagoomian to grant the Special Permit to allow the fitness and martial arts training facility. The motion seconded by Brett Simas, the vote being 5-0 in favor.

PUBLIC HEARING: (8-V-2013) J & F MARINELLA, APPLICANT

This hearing was held to consider the petition of J & F Marinella, P.O. Box 629, Franklin, MA for a Variance from the front setback requirements pursuant to Article VI, Section 173-19 of the Town of Northbridge Zoning By-laws, Table of Area Regulations, for an existing house located at 49 Rebecca Road in the Camelot Subdivision.

The property, shown on Assessor's Map 16 as Parcel 209, is located in a Residential-2 zoning district and is owned by John Philip Puccio, Trustee Trimount Trust, 555 University Ave., Norwood, MA.

Sharron Ampagoomian read the public hearing notice. Assigned to this hearing were Sharron Ampagoomian, William Corkum, Carol Snow, Thomas Hansson and Brett Simas.

Mark Anderson, Heritage Design Group, was present acting on behalf of J & F Marinella. He stated that Mr. Marinella was not available this evening due to family business. As Mr. Marinella would like to be present for this hearing, Mr. Anderson requested a one month's continuance until the Board's next meeting in July.

A motion was made by Carol Snow to grant the continuance. The motion was seconded by Sharron Ampagoomian, the vote being 5-0 in favor.

PUBLIC HEARING: (9-V-2013) PROVIDENCE 540 LLC, APPLICANT

This hearing was held to consider the petition of Providence 540 LLC, 546 Providence Road, Whitinsville, MA for a Variance from the rear setback requirement pursuant to Article VI, Section 173-19 of the Town of Northbridge Zoning By-laws, Table of Area Regulations, in order to allow the construction of a storage building 5 feet from the rear property line at 546 Providence Road.

The property, shown on Assessor's Map 24 as Parcel 120, is located in a Business-2 zoning district and is owned by Providence 540, LLC.

Assigned to this hearing were Thomas Hansson, Carol Snow, William Corkum, Sharron Ampagoomian, and Brett Simas.

Mark Anderson, Heritage Design Group, was present as well as Paul Hare, President of Harbro Auto Sales which is the location of this site. The applicant is proposing to construct a 20 ft x 100 ft. storage building to the rear of the property. Currently there are storage trailers and other storage structures that the owner would like to eliminate and replace with this building for the storage of auto parts, etc. They are asking for a 5 ft. variance from the rear setback requirement due to the location of an existing sewer line. Also, in front of the sewer line is a parking area and drop off area for vehicles as well as access to repair bays in the existing building. Access to this storage area will be from the existing driveway and the storage units will be all front entry.

No one spoke in opposition.

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

Board members agreed that there was a hardship due to the location of the existing sewer line. Also due to the nature of the existing building (auto repair and sales) moving the building forward would create a hardship by limiting the maneuver ability around the existing building. Eliminating the existing assortment of storage containers that are there now and replacing them with this new structure would enhance the area. The new building will not adversely affect any abutters as the Providence & Worcester Railroad abuts the property to the rear and they own the adjoining parcels on each side of this parcel.

A motion was made by Brett Simas to grant the variance from rear setback requirements in order to allow the construction of a storage building 5 feet from the rear property line. The motion was seconded by Sharron Ampagoomian, the vote was 5-0 in favor.

PUBLIC HEARING: (7-SP-2013) (10-V-2013) (11-V-2013) PROVIDENCE 540 LLC, APPLICANT

This hearing was held to consider multiple applications/petitions of Providence 540 LLC, 546 Providence Rd., Linwood, MA for property located at 546 Providence Road, Linwood, MA.

The applicant is seeking 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 the construction of a self-storage building. Warehousing is allowed by Special Permit in a Business-2 zoning district.

The applicant is also seeking a Variance pursuant to Article VI, Section 173-19 Note (1) of the Town of Northbridge Zoning By-laws, Table of Area Regulations in order to allow more than one principal use on one lot. The lot is currently used for the sale of used cars and the applicant is proposing a self-storage building as well. A Variance from rear setback requirements is also being sought pursuant to Article VI, Section 173-19 of the By-laws, Table of Area Regulations, in order to allow the construction of the self-storage building 5 feet from the rear property line.

The property, shown on Assessor's Map 24 as Parcel 121, is located at 546 Providence Road in a Business-2 zoning district and is owned by Providence 540, LLC.

Assigned to this hearing were: Carol Snow, Sharron Ampagoomian, William Corkum, Thomas Hansson, and Brett Simas.

Mark Anderson, Heritage Design Group, was present as well as the owner/applicant Paul Hare. Mr. Anderson stated that this building will be a public self-storage unit similar to Uncle Bob's., but on a much smaller scale. The size of the main building will be 20 ft. x 100 ft. with two adjoining buildings, one 15 ft. x 20 ft. and one 10 ft. x 20 ft. The two smaller buildings had to be stepped back due to the existing sewer line. Because the building will be on the same lot as the display of cars, a Variance is required. Both operations are owned and managed by the same owner. The existing driveway will be the only access to that building and no new signage will be required. The existing storage containers on that lot will be removed, thereby cleaning up the area. The use will be compatible with the use that is there now.

Mr. Kibbe asked why the building couldn't be placed along the left lot line, perpendicular to the Route 122. Mr. Hare replied that the grade prohibits that and it would be a real challenge.

Mr. Corkum asked if this area would be fenced in and Mr. Hare replied that they did not intend to fence it in. They are probably looking at 16 units at the most which is a very small operation.

Mr. Corkum asked him what would stop people from running down there at any hour because it is not a secure area. Mr. Hare's response was that he believes that the larger units will be rented out to people for the storage of vehicles so he doesn't anticipate that being a problem.

Ms. Ampagoomian added that it would be difficult to secure the site as people drop off there vehicles for service at various hours.

Judy Kaske, 592 Providence Rd., Linwood expressed her concerns which were lighting, security and snow removal. She also stated that there is another driveway that they use and her concern is that people using that storage facility will use that driveway closer to her property to exit the site. Mr. Hare replied that they try and block that driveway so no one uses it. The primary driveway is to the right of the existing building.

As far as snow removal, Mr. Hare stated that the new building will not create more snow removal but will reduce it. They push the snow towards her house to the rear of the property into the back corner. He assured her that if any damage was done to her fence, he would make it right.

When asked about additional lighting by Mr. Corkum, Mr. Hare replied that he doesn't want to say that he will never add additional lighting due to security issues. He was informed through Site Plan Approval by the Planning Board that Mrs. Kaske has an issue with the existing lighting and he has started the process of getting that light adjusted so it does not shine onto her property.

When asked about her security concerns, she stated she was concerned with people coming off the railroad tracks. Mr. Hare replied that the closer to the railroad tracks the better because then vehicles cannot get behind the building. Having the building 5 feet from the property line will limit access from the back of the building.

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

(7-SP-2013)

Board members agreed that the proposed use would have little or no impact on the character of the neighborhood because it is a small scale operation. The traffic generated by the use will be minimal and access to the site will be through an existing driveway eliminating the need for additional curb cuts.

A motion was made by Carol Snow to grant the Special Permit to allow the construction of the self-storage building in a Business-2 zoning district subject to Site Plan approval by the Planning Board. The motion was seconded by Brett Simas and the vote was 5-0 in favor.

(10-V-2013)

Due to the topography of the lot, Board members agreed that a hardship existed and the self-storage units would be a good use of the rear of the property with limited access through an existing driveway. There is little or no activity generated at the front of the site with the display of the vehicles therefore little or no traffic will be generated with the additional proposed use. Access in and out of the site will be limited due to the nature and size of the type of use proposed.

A motion was made by Brett Simas to grant the Variance to allow more than one use on a parcel of land as shown on the plan submitted. The motion was seconded by Sharron Ampagoomian and the vote was 5-0 in favor.

(11-V-2013)

Board members also agreed that a hardship existed due to the location of an existing sewer line. Also, the slope of the lot prohibits the applicant from placing the building perpendicular to the highway along the side property line. This building will be in line with the proposed storage building on the adjoining parcel and access will be through the same driveway as the existing business. All activity will be conducted to the rear of the site limiting any impact on the character of the neighborhood.

A motion was made by Brett Simas to grant the 5 ft. Variance to allow the construction of the self-storage units 5 feet from the rear property line. The motion was seconded by Sharron Ampagoomian and the vote was 5-0 in favor.

CONTINUED PUBLIC HEARING (2-SP-2013) ST. CAMILLUS INSTITUTE, APPLICANT

This hearing was continued from March 14, 2013, April 11, 2013, and May 9, 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. The revised plan submitted June 13, 2013 shows a significant downsizing of the proposed project.

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.

No discussion took place on April 11, 2013 as the applicant requested a continuance via email prior to the meeting. Eric Bazzett from Heritage Design Group requested a continuance on May 9, 2013 stating that the scope of work had been downgraded but the revised plans had not been completed.

Assigned to this hearing in March were Brett Simas, Carol Snow, Sharron Ampagoomian and Thomas Hansson. Mr. Anderson agreed to move forward this evening with just these four members.

Mark Anderson, Heritage Design Group, was present representing St. Camillus. He stated that the plans have been changed and they are now eliminating any work to the rear parking lot. They are adding one handicap parking spot in the front and re-striping. There will be eight additional parking spaces added in the other front lot. They have also added a living hedge in the area of the 8 new parking spots to prevent lights from shining into the houses along Eben Chamberlain Rd.

No one spoke in opposition.

A motion was made by Sharron Ampagoomian to close the public hearing and take it under advisement. The motion was seconded by Brett Simas and the vote was 4-0 in favor.

ZONING BOARD OF APPEALS – MINUTES – JUNE 13, 2013

Board members had no issues with the project. The project will have little or no impact on the neighborhood as the expansion is minimal and the majority of concerns have already been addressed in the revised plans.

A motion was made by Brett Simas to grant the Special Permit to allow the expansion of the parking areas as shown on the revised plan submitted this evening. The motion was seconded by Sharron Ampagoomian and the vote was 4-0 in favor.

There being no further business, the meeting was adjourned at 8:45 P.M.

Attested by,



Brenda M. Ouillette
Administrative Assistant

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