



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

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DOREEN A. CEDRONE

Approved on October 9, 2014

ZONING BOARD OF APPEALS

MINUTES OF MEETING

SEPTEMBER 11, 2014

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

Carol Snow

Sharron Ampagoomian

Randy Kibbe

Also present was Brenda Ouillette, Administrative Assistant.

Absent from this meeting were William Corkum and Diane Woupio.

A motion was made by Carol Snow to approve the minutes of August 14, 2014. The motion was seconded by Randy Kibbe and the vote was 3-0 in favor. Sharron Ampagoomian abstained from voting as she was not present at the August 14th meeting.

PUBLIC HEARING: (10-V-2014) ROSE JUNDANIAN, APPLICANT

This hearing was held to consider the application of Rose Jundanian, 10 Pleasant St., Whitinsville, 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 the construction of a two-family dwelling in a Residential-2 zoning district.

The property is located at North Main St., shown on Assessor's Map 6 as Parcel 12. The property is located in a Residential-2 zoning district and owned by Rose Jundanian et al., Trustees of the Rose Jundanian Revocable Trust.

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Carol Snow read the public hearing notice. Assigned to this hearing were: Thomas Hansson, Carol Snow, Sharron Ampagoomian, and Randy Kibbe.

Attorney Henry Lane was present as well as the applicant, Rose Jundanian. Mr. Lane explained that Mrs. Jundanian has owned this triangular piece of land bounded by North Main St., Purgatory Rd., and Goldthwaite Rd. for over 50 years. The lot is considerable larger than most of the lots in the neighborhood that were developed many years ago prior to zoning. The property is not served by public sewer but the lot does have public water. The proposed two-family dwelling will face North Main St. the least traveled road and the driveways will enter/exit on that side as well for safety reasons. The lot is smaller than what is required in a Residential-2 zoning district, but it predates zoning and meets the statutory requirement for a grandfathered lot as there has never been any abutting property owned in common ownership.

Sharron Ampagoomian asked if the lot would be cleared and Mr. Lane stated that they would do selected cutting to preserve as much of the vegetation as possible.

Thalia Towle, 441 Goldthwaite Rd., was present and wanted to see the exact location of where the house would be built on the lot. She appeared to be satisfied with the location when she reviewed the plan. She asked if it was going to be owner occupied and the reply was that it has not been determined yet as the lot is for sale. Ms. Towle stated that she assumed that there was a buyer for the property that wanted to build a two-family. Ms. Jundanian responded that there is no buyer yet for the property. She stated that she would prefer a single family home there or if it is a two family, she would prefer it to be owner occupied.

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

Board members agreed that the property was suitable for a two-family home as the current setback requirements can be met. There are other two family homes in the area resulting in little or no impact on the character of the neighborhood. Also, because the house will face the least traveled road, Board members agreed that there would be little or no safety issues with the driveways off of North Main St.

A motion was made by Carol Snow to grant the Special Permit for a two-family dwelling as shown on the plan submitted dated July 16, 2014 titled "Site Plan of 0 North Main Street in Whitinsville, MA" prepared for Rose Jundanian by Andrews Survey & Engineering, Inc. The motion was seconded by Sharron Ampagoomian and the vote was 4-0 in favor.

PUBLIC HEARING: (11-V-2014) THOMAS & NOREEN MANCUSO, APPLICANTS

This hearing was held to consider the petition of Thomas & Noreen Mancuso, 16 Woodland St., Millbury, MA for a Variance from rear setback requirements pursuant to Article VI, Section 173-19 of the Town of Northbridge Zoning By-laws, Table Area Regulations, in order to enclose an existing deck and construct a new adjoining deck with stairs. The property is located at 60-62

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Fowler Ave, Northbridge, MA shown on Assessor's Map 20 as Parcel 72. The property is located in a Residential-3 zoning district and owned by Thomas and Noreen Mancuso.

Carol Snow read the public hearing notice. Assigned to this hearing were Thomas Hansson, Sharron Ampagoomian, Carol Snow, and Randy Kibbe.

Present was Mr. & Mrs. Mancuso. Mr. Mancuso explained to the Board that the existing deck is 8 ft. x 12 ft. and has no stairs. He would like to enclose that deck and construct an adjoining 12 ft. x 8 ft. deck with stairs bringing it within 18 ft. of the rear property line which is a wooded area. The house is an up and down two-family and the deck will be off the upper unit. The new deck will be about 6 ft. off of the ground.

No abutters were present.

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

Board members agreed that desirable relief could be granted without substantial detriment to the public good and without nullifying or substantially derogating as the existing structure is pre-existing, non-conforming and the new deck with stairs adjoining the enclosed porch would only enhance the property.

A motion was made by Carol Snow to grant the Variance to allow the variance to allow the construction of a new 12 ft. x 8 ft. deck with stairs. The motion was seconded by Sharron Ampagoomian and the vote was 4-0 in favor.

There being no further business, the meeting was adjourned.

Attested by,



Brenda M. Ouillette
Administrative Assistant

THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD OF APPEALS (Approved on October 9, 2014)