



**TOWN OF NORTHBRIDGE**  
**ZONING BOARD OF APPEALS**  
Aldrich School Town Hall Annex - 14 Hill Street  
Whitinsville, MA 01588  
Phone# (508) 234-0819 Fax# (508) 234-0821

Approved on: 11/12/15

**ZONING BOARD OF APPEALS**  
**MINUTES OF MEETING**  
**OCTOBER 8, 2015**

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

Randy Kibbe  
Kevin Quinlan  
Cynthia Donati  
Douglas Curving (Associate Member)

Absent from this meeting was: William Corkum

Also present was Jeanne M. Gniadek, Board of Health Administrator, filling in for Deborah Rosebrooks, Administrative Assistant to the ZBA, as she was unable to be present this evening.

**Minutes:** Motion made by Mr. Kibbe to accept the minutes of **September 3, 2015**. Motion seconded by Mr. Quinlan; the vote was 3-0 in favor. Ms. Donati and Mr. Curving abstained.

**Reorganization of the Board in accordance with Chapter 4-204:** Mr. Hansson informed the Board that annually they must re-organize and that Associate members are not included in this process.

*A motion was made by Mr. Kibbe to nominate Mr. Quinlan as Clerk. The motion was seconded by Mr. Hansson; the vote was 4-0 in favor.*

*A motion was made by Mr. Kibbe to nominate Mr. Corkum as Vice Chairman. The motion was seconded by Mr. Quinlan; the vote was 4-0 in favor.*

*A motion was made by Mr. Kibbe to nominate Mr. Hansson as Chairman. The motion was seconded by Mr. Quinlan; the vote was 4-0 in favor.*

**PUBLIC HEARING: ARCADE PROPERTIES, APPLICANT (11-V-2015)**

This hearing was held to consider the petition of Arcade Properties, 4 North Main Street, Whitinsville, MA for a Variance to extend an existing approved site plan which has expired after one year, pursuant to Section 173-49.1 (I)(2). The property is located at 4 North Main Street, shown on Assessor's Map 6A, Parcel 29 and is located in a Business-2 zoning district.

Mr. Hansson assigned all members present to reside over this hearing.

Present for this hearing were Roger Cherrier and Brian Cherrier. Mr. R. Cherrier stated that the site plan for his property at 4 North Main Street for a convenience store with drive up window and gas pumps was approved and signed by the Planning Board on March 25, 2014. Mr. Cherrier stated that they have not deviated from this plan at all. The project has received all department approvals including a variance from the Zoning Board for the location of a shed on the property. The site plan expired after one year and that is why they are present before the Zoning Board – to request relief from the Board for a one-year extension.

Mr. Curving questioned why the project has not yet started. Mr. Cherrier replied that they had difficulty relocating the existing auto repair business and had difficulty finding a contractor and to address financing. They have everything in place now but it's too late in the season to start the project. Mr. Cherrier stated that they are ready to start the project in early spring.

Mr. Quinlan, asking to clarify the project, noted that this is an approved site plan by right and that they are present before the Zoning Board to seek relief from the one year time frame so that they don't have to re-submit this same plan before the Planning Board. Mr. Hansson stated that that is correct.

Mr. Curving questioned how long Mr. Cherrier expected the project to take. Mr. Cherrier stated that he expects construction to last 3-4 months.

**Motion made by Mr. Kibbe to close the Public Hearing and to take this matter under advisement. Motion seconded by Mr. Quinlan; the vote was all in favor.**

Mr. Curving questioned whether there was a delay in the construction of the project, would the applicant need to request an additional extension. Mr. Hansson stated that as long as construction was started then they would be all set.

Ms. Donati questioned whether there were any abutters in opposition of this project at the previous hearing. Mr. Hansson stated that abutters had questions but did not speak in opposition of this project.

**Motion by Mr. Kibbe to grant extension to Arcade Properties for the approved site plan for property located at 4 North Main Street for a period of one year. Motion seconded by Mr. Quinlan; the vote was all in favor.**

*There being no further business, motion to adjourn at 7:15 PM was made by Mr. Kibbe and seconded by Mr. Quinlan – all in favor.*

Attested by,

Jeanne M. Gniadek, BOH Administrator (for D. Rosebrooks)

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE NORTHBRIDGE ZONING BOARD OF APPEALS. (Approved on: 11/12/15)**