



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

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Approved on December 12, 2013

ZONING BOARD OF APPEALS

MINUTES OF MEETING

SEPTEMBER 19, 2013

(Postponed from September 12, 2013)

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

Diane Woupio

Sharron Ampagoomian

Randy Kibbe

Also present was Brenda Ouillette, Administrative Assistant.

Thomas Hansson, Carol Snow, and Brett Simas were not in attendance.

A motion was made by Diane Woupio to approve of the minutes of July 11, 2013. The motion was seconded by Sharron Ampagoomian and the vote was 4-0.

PUBLIC HEARING: (13-SP-13) RALPH & SHIRLEY CONRAD, APPLICANTS

This hearing was held to consider the application of Ralph & Shirley Conrad, 16 Maple St., Whitinsville, MA seeking a Special Permit pursuant to Article IX, Section 173-30 (A) of the Town of Northbridge Zoning By-laws, Extensions and Alterations, in order to allow the construction of an enclosed porch the entire width of the existing two-family dwelling. The property is pre-existing, non-conforming.

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The property, shown on Assessor's Map 7 as Parcel 167, is located at 14 & 16 Maple St., Whitinsville, MA in a Residential-3 zoning district and is owned by Ralph & Shirley Conrad.

Diane Woupio read the public hearing notice. Assigned to this hearing were William Corkum, Sharron Ampagoomian, Randy Kibbe, and Diane Woupio.

Mr. Conrad explained to the Board that he was proposing to enclose and extend an existing front open porch to the entire width of the existing two-family dwelling without encroaching any further into the front setback requirement. Mr. Conrad owns the property and he lives on one side of the duplex and his daughter and son-in-law live on the other side. The enclosed 3 season porch will have two separate doors but the porch itself will be open to both sides. The porch will be constructed to allow for a partition between the porches should the tenant change or the property is sold. This will enable family members to access both units without going outside.

There were no abutters present.

A motion was made by Diane Woupio 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.

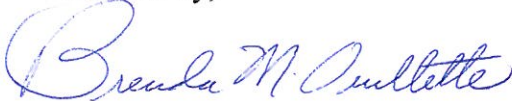
Board members agreed that the property is pre-existing, non-conforming and the 3 season porch would have no impact on the character of the neighborhood. Currently there is an open deck/porch and the new construction would simply be an extension on both sides of what is there now, but enclosed. The new construction will not encroach any further into the front setback requirement than what currently exists.

Board members agreed that the extension would not be more detrimental than the existing non-conforming structure.

A motion was made by Diane Woupio to grant the Special Permit to allow the construction of an enclosed porch. 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 7:30 P.M.

Attested by,



Brenda M. Ouillette
Administrative Assistant

THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE BOARD OF APPEALS (Minutes approved on December 12, 2013)