



## TOWN OF NORTHBRIDGE

### ZONING BOARD OF APPEALS

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## ZONING BOARD OF APPEALS

### MINUTES OF MEETING

**NOVEMBER 12, 2015**

This meeting was called to order at 7:04 P.M. by Chairman Thomas Hansson. Other Members present were: William Corkum, Kevin Quinlan, Cindy Donati and Associate Member Doug Curving.

Absent from this meeting was Randy Kibbe.

A Motion was made by Cindy Donati to accept the minutes of October 8, 2015 as written, seconded by Thomas Hansson, the vote being a 5-0 in favor.

#### **PUBLIC HEARING: (13-V-15) Hillside Garden Estates, Applicant**

This hearing was held on the application of Hillside Garden Estates – John Barges, for a variance permit pursuant to Article V, Section 173-18.1 of the Northbridge Zoning By-laws, Table of use Regulations in order to allow a retreat lot in a residential -3 Zone district. This variance was field along with a Special Permit (12-SP-15) for the purpose of the retreat lot. .

The property is located at 105 Deane Way Lot #5, Northbridge, MA, shown on Assessor's Map 14 as Parcel 225 consisting of 141,362SF. The property is located in a Residential-3 zoning district and is owned by John Barges.

Member Kevin Quinlan Will is reading all of the public hearing notice. Assigned to this hearing by Chairman Thomas Hansson was William Corkum. Kevin Quinlan, Douglas Curving and Cindy Donati.

John Barges stated to the board that at the October Town Meeting the town accepted Deane Way as a Town Road. Mr. Barges explained he wanted a retreat lot for a single family home with almost 4 acres, with town water and sewer on site. There are not enough frontages and this lot will not be divided any further.

Motion was made by Kevin to close the Public Hearing, seconded by Bill, Vote 5-0 in favor.

Bill feels with the road accepted there is no longer a need for a variance. There were no other comments by the board, Bill made a motion to grant the Special Permit for 101 Deane Way, with the condition this lot cannot be subdivided, Seconded by Kevin, Vote 5-0 in favor. Motion carries.

#### **PUBLIC HEARING: (14-V-15) J & F Marinella Development APPLICANT: Accompanied with a Special Permit (17-SP-15) LOT D**

This hearing is to consider the application of J & F Marinella Development, P.O. Box 629, Franklin, MA 02038 for a Variance Permit (14-V-2015) pursuant to Article V, Section 173-18.1 the Town of Northbridge Zoning By-laws, Table of Use Regulations, in order to allow a retreat lot for a single family home to be constructed in a Residential-1 and Residential 2 zoning district. This application was filed along with a special Permit (17-SP-2015) for the purpose of the retreat lot.

Member Kevin Quinlan Will is reading the public hearing notice. Assigned to this hearing by Chairman Thomas Hansson was William Corkum. Kevin Quinlan, Douglas Curving. Cindy Dinoti excused herself from this hearing due to conflict of interest. The property is located at Joseph Circle Lot D, Northbridge, MA 01534 Shown on Assessor's Map 16 as Parcel 250, consisting of 1.77 Acres. The property is located in an R-1 & R-2 zoning district and is owned by John Puccio & James Puccio, Trustees of Trimount Trust.

Tom explained there would need to carry all four votes to pass do you want to continue? Steve O'Connell from Andrews Surveying was representing J & F Marinella and wanted to continue. Steve stated that the new road was under construction and will be accepted by the town in the future, they would like to get the foundation in before they complete the road so the heavy equipment will not damage the newly paved road. There is town water and sewer on site, with a 5 ½ foot buffer between lots. The variance is needed because this is not a public way at this time. The meeting was opened to audience for comments and Stephen Feehan of 224 Rumonoski Dr., wants to know how this lot will affect his property, he is a abutter to this lot and there has been too many trees recently cut down. Steve O'Connell discussed with the board a tree buffer zone option of 40'. Mr. Feehan was glad to hear this. There was a motion made by Bill to close and take this under advisement, seconded by Doug, Vote 4-0 in favor.

The Board discussed the requirements of a Special Permit, and how this would effect this development. Motion was made by Bill to grant the variance with the Special Permit, Seconded by Doug, Vote 3-1 Special permit and variance was denied. When the road is accepted they may reapply with no need for a variance, and no two year wait period.

**PUBLIC HEARING: (15-V-15) J & F Marinella Development Applicant:**  
**Accompanied with a Special Permit (18-SP-15) LOT E**

This hearing is to consider the application of J & F Marinella Development, P.O. Box 629, Franklin, MA 02038 for a Variance Permit (15-V-2015) pursuant to Article V, Section 173-18.1 the Town of Northbridge Zoning By-laws, Table of Use Regulations, in order to allow a retreat lot in a Residential-1 and Residential 2 zoning district This application was filed along with a special permit (18-SP-2015) for the purpose of the retreat lot.

The property is located at Joseph Circle Lot E, Northbridge, MA 01534 Shown on Assessor's Map 16 as Parcel 252, consisting of 1.85 Acres. The property is located in an R-1 & R-2 zoning district and is owned by John Puccio & James Puccio, Trustees of Trimount Trust.

Member Kevin Quinlan Will is reading the public hearing notice. Assigned to this hearing by Chairman Thomas Hansson was William Corkum. Kevin Quinlan, Douglas Curving. Cindy Dinoti excused herself from this hearing due to conflict of interest. Tom explained there would need to carry all four votes to pass do you want to continue? Steve O'Connell from Andrews Surveying was representing J & F Marinella and wanted to continue.

There were no other residents to comment, this is the same issue as Lot D. Motion was made by Bill to deny the variance with special permit, seconded by Kevin, vote; 4-0, When the road is accepted they may reapply with no variance needed.

**PUBLIC HEARING: (16-SP-15) Louis M Chorney Applicant:**

This hearing is to consider the application of Louis M. Chorney, 27 Chessman Dr., Sharon, MA 02067 for a Special Permit (16-SP-2015) pursuant to Article IX, Section 173-30B the Town of Northbridge Zoning By-laws, Table of Use Regulations, in order to allow modification to a three unit dwelling with a small storefront. This is a Business-1 zoning district.

The property is located at 2227 Providence Road, Northbridge, MA 01534 Shown on Assessor's Map 22A as Parcel 206, consisting of 2,728 Square feet. The property is located in a B-1 zoning district and is owned by Louis M. Chorney.

Member Kevin Quinlan Will is reading the public hearing notice. Assigned to this hearing by Chairman Thomas Hansson was William Corkum. Kevin Quinlan, Douglas Curving and Cindy Donati.

Mr. Chorney explains to the board what he would like to do with this property, it has three grandfathered parking spots on the side of the building, and has also been condemned for at least 7 years, and the town assessor has this property listed as a three family. He wants to remodel the whole building. Wilford Dineen who abuts this property and states that it will only cause a traffic issue, there is not enough parking at this site, as much as he would like to see it improved. David Turner 6 Maple Ave, Upton, MA owns the property on the other side of this building. Mr. Turner feels the parking is also a huge problem. They have experienced trouble with parking many times along with snow removal. Mr. Chorney has made it clear he is willing to work with them and also put restrictions in the leases along with helping future tenants find ulterior parking solutions. Motion was made by Bill to close public hearing and take it under advisement, Seconded by Doug, Vote 5-0 in favor.

The board discussed the need to clean up this property and feels it's not in the best interest to stop an improvement project due to lack of parking. They feel the property owners can work as a team. Kevin Quinlan has a concern regarding the property being unoccupied for over a two year period, leading him to feel this property may not be grandfathered. Motion was made by Cindy to approve the special permit for the small storefront and three apartments, seconded by Bill, Vote: 4-1, Motion carries. Special permit is granted.

There being no further business, the meeting was adjourned at 9:30 P.M.

Attested by

Deborah M. Rosebrooks  
Administrative Assistant

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING  
BOARD OF APPEALS**