



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS
ALDRICH SCHOOL TOWN HALL ANNEX
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ZONING BOARD OF APPEALS

MINUTES OF MEETING

December 10, 2015

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

William Corkum, Member
Randy Kibbe, Member
Kevin Quinlan, Member
Cynthia Donati, Member
Douglas Curving, Associate Member
Also present was Deborah Rosebrooks, Administrative Assistant.

Minutes

A motion was made by Cynthia Donati to approve of the minutes of November 12, 2015. The motion was seconded by Kevin Quinlan, the vote was 6-0 in favor.

PUBLIC HEARING: (19-SP-15) BRADFORD J. & LUCILLE M. HARPER, APPLICANTS:

This hearing was held to consider the application of Bradford J. & Lucille M. Harper, 47 Carpenter Road, Whitinsville, MA 01588 for a Special Permit pursuant to Article IX, Section 173-30A, Table of Use Regulations, in order to allow a detached 26 X 34 garage also a 16 X 28.5' open deck on a pre existing non conforming lot.

The property, shown on Assessor's Map 9 as Parcel 53, is located in a Residential -1 zoning district and is owned by Harper Realty Trust: Bradford J. & Lucille M. Harper Trustees.

Kevin Quinlan read the public hearing notice. Assigned to this hearing by the Chairman Thomas Hansson were William Corkum, Randy Kibbe, Kevin Quinlan, Cynthia Donati and Associate member Douglas Curving.

Mr. Harper explained to the Board that they were before the Board this evening for a Special Permit in order to allow a detached 26 X 34 garage, with a craft room in the rear also a 16 X 28.5' open deck on a non conforming lot. The garage will be the same pitch as the existing home with electric and heat there will be no plumbing.

There were no abutters were present at this hearing

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

Board members agreed that it is a pre-existing nonconforming lot and this project would not be detrimental to the neighborhood and a Special permit could be granted.

A motion was made by William Corkum to Grant the Special Permit with no conditions. The motion was seconded by Cynthia Donati, the vote being 5-0 in favor.

PUBLIC HEARING: (22-SP-15) SUPERIOR REALTY TRUST- MICHAEL BURBANK APPLICANT

This hearing was held to consider the application of Superior Realty Trust LLC – Michael Burbank, for a Special Permit pursuant to Article V, Section 173-12, of the Northbridge Zoning By-Laws in order to allow cold storage, to be described as just storage in the rear and two offices in the front of the property located at 230 Church Street, Whitinsville, MA 01588.

The property is shown Assessor's map 14A as parcel 8 and consists of 13,952 SF., this lot is zoned as a Business -2 zoning and owned by Superior Realty Trust.

Kevin Quinlan read the public hearing notice. Assigned to this hearing by the Chairman Thomas Hansson were William Corkum, Randy Kibbe, Kevin Quinlan, Cynthia Donati and Associate member Douglas Curving.

Mr. Burbank spoke to board and explained what he wanted to do with this property. The front of the building would be two offices, one office for Superior Roofing and the other front office would be for Morrisette Electric. The Rear of the building will be just storage. Mr. Burbank has already made huge improvements to the exterior of the building including fencing the property in, new pavement on the driveway, new windows, new doors and the building will be vinyl sided shortly. There will be no size changes to the building and plenty of parking in the rear.

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

The Board was all in agreement that all of the upgrades have improved that area and Mr. Burbank was doing a good job. They also agreed it was a Business zoned district.

A motion was made by Kevin Quinlan to Grant the Special Permit with no conditions. The motion was seconded by Randy Kibbe, the vote being 5-0 in favor.

PUBLIC HEARING: (20-V-15) 2239-2249 PROVIDENCE ROAD, GADOURY HOMES, LLC APPLICANT

This hearing was held to consider the petition of Gadoury homes LLC, regarding 2239-2249 Providence Road, Whitinsville, MA 01588 for a Variance (20-V-15) requirement pursuant to Article VI, Section 173-19 of the Town of Northbridge Zoning By-laws, Table of Area Regulations, in order to divide the premises into two separate lots, with one multi-family dwelling remaining on each lot.

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The property, shown on Assessor's Map 22A as Parcel 190 and 191 is located in a Business-1 zoning district and is owned by Gadoury Homes, LLC.

Kevin Quinlan read the public hearing notice. Assigned to this hearing by the Chairman Thomas Hansson were William Corkum, Randy Kibbe, Kevin Quinlan, Cynthia Donati and Associate member Douglas Curving.

Attorney Robert Knapik represented Gadoury Homes explained to the board that this property has two deeds and is shown in the Assessor's office as two separate lots, But is not two lots. Mr. Knapik also mentioned November 13, 1956 Section 81-L Subdividing. This is a pre-existing non conforming lot that the owner would like to divide into two lots with a structure on each lot. This would make each lot legal for future sale. This property has been surveyed and a new deed will be written for each property.

Kevin Quinlan wants to look at this he has concerns that it may not meet the requirements of a variance. Randy Kibbe has concerns that if one building were to have a fire would it be able to rebuild with them on the same lot. Cynthia Donati said it is not more detrimental two housed on one lot to separate them is good if it is nonconforming now.

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

The Boards findings were discussing the purpose of this nonconforming lot that cannot be made conforming, However by separating into two lots it could be more conforming and will improving the lot line.

A motion was made by Randy Kibbe to Grant the Variance with no conditions. The motion was seconded by Cynthia Donati, the vote being 4-1 in favor.

PUBLIC HEARING: (21-SP-15) 18-24 EAST STREET, GADOURY HOMES LLC APPLICANT

This hearing was held to consider the petition of Gadoury homes LLC, regarding 18-24 East Street, Whitinsville, MA 01588 for a Variance (21-V-15) requirement pursuant to Article VI, Section 173-19 of the Town of Northbridge Zoning By-laws, Table of Area Regulations, in order to divide the premises into two separate lots, with one dwelling remaining on each lot.

The property, shown on Assessor's Map 14A as Parcel 84 is located in a residential -3 zoning district and is owned by Gadoury Homes, LLC.

Kevin Quinlan read the public hearing notice. Assigned to this hearing by the Chairman Thomas Hansson were William Corkum, Randy Kibbe, Kevin Quinlan, Cynthia Donati and Associate member Douglas Curving.

Attorney Robert Knapik represented Gadoury Homes explained to the board that this property is located on East Street in a R-3 Zoned district with three structures on it. There is a single family with two multi families. The owner would like to separate the single family from the two multi-family dwellings making two separate lots. Due to the area, frontage and setbacks there is a need for a variance in order to do this. This lot is a non conforming lot, there will be no structural changed or change in appearance or use. Mr. Knapik also said there was a recreational use easement in place now that will stay the same in the future.

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A motion was made by Randy Kibbe to close the public hearing and take the matter under advisement. The motion was seconded by Kevin Quinlan and the vote was 5-0 in favor

The Boards findings were the present use is pre-existing and nonconforming lot that cannot be made conforming, However by separating into two lots it could be more conforming. There will be no changed to the neighborhood. Kevin Quinlan does not support this.

A motion was made by Randy Kibbe to Grant the Variance with the condition to Specify in the new deeds that there is a recreational easement in place.

The motion was seconded by William Corkum, the vote being 4-1 in favor.

There being no further business, the meeting was adjourned.

Attested by,

Deborah M. Rosebrooks
Administrative Assistant

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