



## TOWN OF NORTHBRIDGE

### ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

14 Hill Street

Whitinsville, MA 01588

(508) 234-0819

Fax# (508) 234-0821

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Approved on: 6-9-16

## ZONING BOARD OF APPEALS

### MINUTES OF MEETING

May 12, 2016

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

Randy Kibbe

Kevin Quinlan

Cindy Donati

Doug Curving

William Corkum was not present at this meeting. Also present was Deborah Rosebrooks, Administrative Assistant.

**A motion was made by Cindy Donati to approve the minutes of April 14, 2016. The motion was seconded by Doug Curving and the vote was 5-0 in favor.**

#### **PUBLIC HEARING: JONATHAN SHERIDAN, APPLICANT**

This hearing was held to consider the petition for a Special Permit (03-SP-16) the application Jonathan Sherian, 121 Franklin Street, Douglas, MA 01516 for a Special Permit pursuant to Article V, Section 173-16, Table of Use Regulations, in order to allow the applicant to sell used vehicles at the location of 84 Sutton Street, Northbridge, MA. The existing business at this location is a concrete pre-cast molding company.

Kevin Quinlan read the hearing notice, assigned to this hearing is: Tom Hansson, Cindy Donati, Kevin Quinlan, Randy Kibbe and Doug Curving.

Mr. Sherian explained to the board he has a license for six cars and is looking to be allowed to have 2-4 cars at this location to be sold by appointment mainly; there will be no regular of late night hours kept. Mr. Sherian has a full time job and this is a hobby of his, he also stated there will be no signs put up, only a magnetic sign on the existing garage doors, there will be no extra lighting installed and there will be no repairs to the vehicles at this location.

Doug Curving asked where on the map is the location of the cars to be placed. There were no other questions.

## ZONING BOARD OF APPEALS – MINUTES – JANUARY 8, 2015

Colleen Leighton of 16 Cove Place has some concerns regarding the hours of operation, lighting, loud noise from repairs work. Mr. Sherian confirmed that this was not going to be an issue. Ashley Desmarias of Sutton Street was concerned that the property already has a lot going on does not want it to look like a junk yard. A motion was made by Randy Kibbe to close the public hearing and take it under advisement, Seconded by Kevin Quinlan, Vote; 5-0 in favor.

### **PUBLIC HEARING: ANTHONY PELOQUIN, APPLICANT**

This hearing was held to consider the petition of Anthony Peloquin for a Variance (27-V-15) pursuant to Article VI, Section 173-49 of the Town of Northbridge Zoning By-laws, Table of Area Regulations, in order to allow the construction of a detached garage. The property is located at 22 Gelinas Avenue shown on Assessor's Map 19 as Parcel 90. The property is located in a Residential-2 zoning district and is owned by Anthony Peloquin. Anthony Peloquin was not present.

### **PUBLIC HEARING: JENNIFER SCANNELL, APPLICANT**

This hearing was held to consider the petition of Jennifer Scannell regarding 442 Rumonoski Drive, Northbridge, MA 01534 for a Variance (04-V-16) for front set back, requirement pursuant to Article X, Section 173-48 of the Town of Northbridge Zoning By-laws, Table of Area Regulations, in order to construct a unattached 24 x 24 garage within 60 feet of the street line. The property, shown on Assessor's Map 16 as Parcel 96 is located in a residential -2 zoning district and is owned by Jennifer Cannel.

Kevin Quinlan read the hearing notice, assigned to this hearing is: Tom Hansson, Cindy Donati, Kevin Quinlan, Randy Kibbe and Doug Curving.

Ms Scannell explained to the board they have a built in pool and the area where the proposed garage would go is all ledge. They had a terrible time getting the in ground pool in there was so much ledge. They are going to put the garage on a slab to eliminate digging into ledge.

There were no abutters present.

Randy Kibbe made a motion to close the public hearing, Cindy Donati seconded. The vote was 5-0 in favor.

First discussion was Jonathan Sherian, Sutton street car sales. The board feels that the few cars are not going to make a big difference at this all ready busy location the neighborhood will not be impacted by this.

Motion was made by Randy Kibbe to approve the Special Permit (03-SP-16) Seconded by Doug Curving, vote 5-0 in favor.

Next discussion was Jennifer Scannell Variance (04-V-16) for a proposed single story Garage at 442 Rumonoski Drive. If the house was built with a garage it would be in the same spot, this would not be out of character for the neighborhood.

Motion was made by Cindy Donati to approve the variance for the garage, Seconded by Doug Curving, Vote 4-1 in favor.

## ZONING BOARD OF APPEALS – MINUTES – JANUARY 8, 2015

Final discussion for the evening was Anthony Peloquin variance (27-V-15) 22 Gelinas Ave. for a garage. This is an open Hearing and Tom feels we need to close it. The plot lines of this property have not been proven and Mr. Peloquin did not attend meeting. Motion was made by Randy Kibbe to deny the variance, Seconded by Kevin Quinlan, Vote 5-0 in favor of denial of variance.

There being no further business, the meeting was adjourned.

Attested by,

Deborah Rosebrooks  
Administrative Assistant

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