



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

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Whitinsville, MA 01588

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Approved on

7/14/16

ZONING BOARD OF APPEALS

MINUTES OF MEETING

June 9, 2016

RECEIVED
NORTHBRIDGE TOWN CLERK
DOREEN A. O'DRONE

16 JUL 15 AM 11:28

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

William Corkum

Kevin Quinlan

Cindy Donati

Randy Kibbe

Doug Curving

Also present was Deborah Rosebrooks, Administrative Assistant.

A motion was made by Cindy Donati to approve of the minutes of May 12, 2016. The motion was seconded by Kevin Quinlan and the vote was 5-0 in favor.

PUBLIC HEARING: (05-SP-16) ROBERT CHAILLE APPLICANT:

This hearing was held to consider the application of Robert Chaille, 172 pond Street, Uxbridge, MA 01569 for a Special Permit pursuant to Article X, Section 173-47 of the Town of Northbridge Zoning By-laws, Table of Use Regulations, in order to allow premises to be allowed for a contractor's yard to include interior and exterior storage and office space for a roofing company in a Business-2 zoning district.

The property is located at 1 Providence Lane, Whitinsville, MA 01588 shown on Assessor's Map 24 as Parcel 99, consisting of 33,516 sf. The property is located in a Business-2 zoning district and is owned by Russell Shine.

Kevin Quinlan read the public hearing notice. Assigned to this hearing were Thomas Hansson, William Corkum, Kevin Quinlan, Randy Kibbe, Cindy Donati.

Robert Chaille explained to the board that he wanted to purchase this property and use it as a construction yard with storage and there would be an office with a small show room for customers by appointment only.

Gerald Ouellette Jr. of 33 Providence Lane has a few questions, He states the property is 15 Providence Lane Not 1 Providence Lane, He also states that the zoning bylaws state this use is not allowed. Mr. Chaille explained that he and his Attorney Robert Knapik attended the Town Meeting in May when the Zoning by-law was changed. The only way a Zoning by-law can be changed is at a town meeting.

Michael Houle of 353 Providence has a few concerns, one is work after hours, due to the previous experience they have had with the previous business there.

William Corkum made a motion to continue this hearing until next month when we can have the zoning information needed to make a decision, Seconded by Randy Kibbe. Vote 5-0 in favor.

PUBLIC HEARING: (02-SP-16) ROSALIE SCHWEINFURTH APPLICANT

This hearing was held to consider the petition of Rosalie Schweinfurth, 4663 Hotspur Drive, Colorado Springs, Colorado 80923 for a Special Permit (02-SP-16) pursuant to Article V, Section 173-18.1 of the Town of Northbridge Zoning By-laws, Retreat Lots, in order to allow the construction of a single family home.

The property is located on North Main Street, shown on Assessor's Map 6 as Parcels 2 consisting of 9 acres, with 57.96 feet of Frontage. The property is located in a Residential-2 zoning district and is owned by Rosalie Schweinfurth.

This matter comes before the Board as a re-hearing of the application previously considered at a hearing held on April 14, 2016 in order to address the omission of notice of the prior hearing to certain abutters.

Kevin Quinlan read the public hearing notice. Assigned to this hearing were Thomas Hansson, William Corkum, and Randy Kibbe. Kevin Quinlan, Cindy Donati.

Attorney Henry Lane was speaking on behalf of Rosalie Schweinfurth. Mr. Lane explained that Ms. Schweinfurth inherited this property a few years back and presently lives in Colorado and has no intention of coming back to this area. Ms. Schweinfurth has a potential buyer for this property who will need a special permit for a retreat lot to put a single family home on it. The property has no public utilities and has 57' of frontage.

Previously: Mr. Alvin Youngsma of 269 West Main Street abuts this property and has some concerns on drainage. Mr. Youngsma already has drainage problems now and does not want to have more issues with a possibility of a driveway that could bring a bigger drainage problem to his property. Mr. Youngsma says his property is the low spot; Mr. Lane states that the property being discussed slopes down toward the water, but would have no problem with putting a berm in on the North of the driveway from the N. Main Street entrance and continuing to the back of Mr. Youngman's house.

Brian Cray 241 N. Main Street, wants to know where the house will be? The board has no say in where the house will be, that is to be determined. Mr. Lane states the house will be as close to the water as possible. **Steve Nye** 233 N. Main St. states that this property is in a Aqua zone 1-2 and the

Board is suppose to make every effort to purchase the land. Pat Nye 233 N. Main Street has concerns that they are in the water company's right of way; Mr. Lane addressed all of the concerns of the abutters.

A motion was made by Bill Corkum to close the public hearing, the motion was seconded by Kevin Quinlan and the vote was 5-0 in favor.

After a brief discussion the board still feels the property should not be divided any further, one single family home is sufficient and the berm is necessary for drainage from the road to the back of Mr. Youngsma's property. The property does meet the frontage requirements.

A motion was made by Cindy Danoti to Grant the petition for a Special Permit (02-SP-16) for North Main Street for a retreat lot for single family home with the following conditions: 1. The property can be no further divided, 2. There will be a berm put in on the North side of the driveway from North Main Street to the back of Mr. Youngsma's property. The motion was seconded by Kevin Quinlan and the vote was 5-0 in favor.

There being no further business, the meeting was adjourned.

Attested by,

Deborah Rosebrooks
Administrative Assistant

THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE BOARD OF APPEALS (Minutes approved on 7/14/16)