



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

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NORTHBRIDGE TOWN CLERK
234-0819

Approved on 11/10/16

ZONING BOARD OF APPEALS

MINUTES OF MEETING

October 13, 2016

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 Kevin Quinlan to approve of the minutes of July 14, 2016. The motion was seconded by Randy Kibbe and the vote was 5-0 in favor.

PUBLIC HEARING: (06-V-16) Ryan Beaupre, Applicant:

This hearing was held to consider the petition of Ryan Beaupre, 12 Wards Lane, Northbridge, MA 01534 for a Variance Permit (06-V-16) pursuant to Article X, Section 173-48 of the Town of Northbridge Zoning By-laws, in order to allow the expansion of pre-existing front and side porches on a single family home.

The property is located on 12 Wards Lane, shown on Assessor's Map 25as Parcels 70 consisting of 19,791 sq. ft. The property is located in a Residential-2 zoning district and is owned by Ryan Beaupre.

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

Ryan Beaupre explained to the board that the house was built in the 1950's and does not have the 40' set back from the front, this is a pre-existing nonconforming lot. He wants to expand the existing side porch and front porch that is all ready falling apart. Kelly Griffin a neighbor was there in support of this project.

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

After a brief discussion the board feels the property is a pre-existing, nonconforming lot and the property does meet the front set back requirements .The proposed changes are not going to change the existing footprint the stairs will be the only added footage by five and a half Feet.

A motion was made by Bill Corkum to Grant the petition for a Variance Permit (06-V-16) for 12 Wards Lane with the following conditions: 1. The property cannot be built beyond the five and a half feet from the front of the house. The motion was seconded by Randy Kibbe and the vote was 4-1 in favor.

The Board reorganized with the following:

Thomas Hansson – Chairman

William Corkum – Vice Chair

Kevin Quinlan – Clerk

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 11/10/16)