



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

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Approved on January 9, 2014

ZONING BOARD OF APPEALS

MINUTES OF MEETING

DECEMBER 12, 2013

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

William Corkum

Diane Woupio

Sharron Ampagoomian

Brett Simas

Also present was Brenda Ouillette, Administrative Assistant.

Absent from this meeting were Carol Snow and Randy Kibbe.

A motion was made by Diane Woupio to approve of the minutes of September 19, 2013. The motion was seconded by William Corkum and the vote was 3-0. Voting members were William Corkum, Diane Woupio, and Sharron Ampagoomian

PUBLIC HEARING: (14-SP-13) ARCADE PROPERTIES, APPLICANT

This hearing was held to consider the application of Arcade Properties, 4 North Main St., Whitinsville, MA seeking a Special Permit pursuant to Article V, Section 173-12 of the Town of Northbridge Zoning By-laws, Table of Use Regulations, in order to allow the demolition of an existing automotive repair building and the construction of a 2200 sq. ft. building to contain a convenience store and a donut shop with a drive-thru. The proposed project also includes the installation of gasoline pumps, allowed by right in a Business-2 zoning district..

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Diane Woupio read the public hearing notice. Assigned to this hearing were: Thomas Hansson, William Corkum, Diane Woupio, Sharron Ampagoomian, and Brett Simas.

The property is located at 4 North Main St. and 16 North Main St. shown on Assessor's Map 6A as Parcels 29 and 48, consisting of 36,704 sq. ft. The property is located in a Business-2 zoning district and is owned by Arcade Properties & Roland L. Guilbeault.

Presenting the application was Norman Gamache of Guerriere & Halnon representing the applicants, Brian and Robert Cherrier who were also present. Also present was James Gingras representing Dunkin Donuts.

Mr. Gamache explained to the Board that a year ago they were before the Board for a Special Permit for a new building which would contain an auto repair facility and a convenience store. The existing building is currently used for automotive maintenance and repair. The applicant is now proposing to demolish the existing building and construct a new 2200 sq. ft. building to contain a convenience store and a donut shop with a drive-thru. A small adjacent parcel of land is under a Purchase and Sale Agreement which enables the applicant to construct a larger building. The donut shop will be strictly a carry-out business with no seating. There is a signed lease agreement for the donut shop subject to permit approvals. The convenience store will occupy 60 % of the building and the balance will be the donut shop. There is parking available for 11 vehicles.

Mr. Gingras stated that it would be a similar setup like the Dunkin Donuts setup located at the Shell Station on Lackey Dam Road. The proposed hours of operation are 5:00 A.M - Midnight. The hours of operation of the convenience store would coincide with the donut shop as stated by Brian and Robert Cherrier.

The intersection of Main St. and North Main St. was recently reconfigured to address traffic issues. The property has access to all three streets (Main, North Main, & Arcade St.) which will provide incoming and outgoing traffic the option of accessing the site from 3 different directions. In addition, the traffic flow on the site itself has restricted movements which were previously recommended by the Safety Committee. The project is currently being reviewed by the Planning Board for Site Plan Approval and is subject to Safety Committee recommendations.

Mr. & Mrs. Roland Guilbeault, abutters to the property were also present. They are under a Purchase and Sales Agreement to sell the property adjoining property which is currently a small barbershop located at 16 North Main St. which adjoins this property.

No other abutters were present.

Traffic, parking and lighting issues were discussed with many of the Board's concerns being addressed. Any additional concerns will be addressed through Site Plan Approval. Board members were in agreement that the proposed project was a good use of the site servicing a thickly settled section of town that does not have the convenience of a coffee/donut shop or gasoline pumps. The neighborhood has sidewalks and is well within walking distance. Board

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members agreed that the benefits outweighed the detriments, with traffic being their main concern. The new building along with the proposed landscaping will enhance the area as the existing building is very old and needs extensive repair.

A motion was made by Brett Simas to grant the Special Permit to allow the construction of a new building to be used as a convenience store and donut shop drive thru with the condition that the project be subject to Site Plan Approval by the Planning Board and recommendations by the Safety Committee. Also, that the fencing be extended along the residential boundary of the site. The motion was seconded by Diane Woupio and the vote was 5-0 in favor.

There being no further business, the meeting was adjourned at 7:50 p.m.

Attested by,



Brenda M. Ouillette
Administrative Assistant

THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE BOARD OF APPEALS (Minutes approved on January 9, 2014)