



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

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NORTHBRIDGE TOWN CLERK
DOREEN A. CEDRONE

Approved on 1/11/18

ZONING BOARD OF APPEALS

MINUTES OF MEETING

September 14, 2017

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

Randy Kibbe

Cindy Donati

Doug Curving

Damian Planas-Merced

Also present was Deborah Rosebrooks, Administrative Assistant.

Absent from this meeting was Kevin Quinlan and Bill Corkum.

A motion was made by Cindy Donati to approve of the minutes of August 10, 2017. The motion was seconded by Randy Kibbe and the vote was 5-0 in favor.

PUBLIC HEARING :(16-V-17) John Palmer 145 MacArthur Dr., Whitinsville APPLICANT

This public hearing was held consider the application of to consider the petition of John Palmer regarding 145 Macarthur Road, Northbridge, MA 01534 for a Variance (16-V-17) for the construction of a three car garage within the required front set back, pursuant to Article X, Section 173-19 of the Town of Northbridge Zoning By-laws, Table of Area Regulations. The property, shown on Assessor's Map 26 as Parcel 57 is located in a residential -2 zoning district and is owned by John Palmer.

The public hearing was opened at 7:05 with the reading of the public hearing notice by Board Member Cindy Donati.

Chairman Thomas Hansson then assigned the following Members to the hearing: Randy Kibbe, Cindy Donati, Doug Curving Damian Planas-Merced and himself.

John Palmer spoke to the board explaining the reasoning for the proposed site for the three car garage. There is a hardship of ledge being in that area along with the placement of the septic system, leaving no other place for the garage to go. The garage will be for storage only and will be finished to match the house so it will blend and have no negative impact on the neighborhood.

Tom opened the meeting up to the public; Paul & Shirley Gratkowski of 131 MacArthur Dr. had some concerns with the size and will there be work going on at all hours from this garage? Also more traffic. John Palmer states this is only for storage he has a garage he works out of in another town. He would rather have his vehicles under cover than outside. He also had concerns with the property value.

Gary Larsen of 136 MacArthur Dr. had similar concerns traffic, noise and the size of the garage. Dan Drapeau of 189 MacArthur Dr., had concerns about the tree line, John Palmer stated that the tree line will remain the same they may have to take down one tree but that would be all.

Randy Kibbe made motion to close the public hearing and take it under consideration; Motion was seconded by Cindy Donati Vote: 5-0.

The board members discussed the proposed garage, agreeing that there was no other place to construct a garage with the ledge and existing septic.

A motion was made by Cindy Donati to approve the Variance with the condition that no commercial enterprise takes place in the proposed garage at any time. The Motion was seconded by Randy Kibbe, Vote 5-0 Variance Approved.

There being no further business the meeting was adjourned.

Attested by,

Deborah Rosebrooks
Administrative Assistant

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