



## TOWN OF NORTHBRIDGE

### ZONING BOARD OF APPEALS

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NORTHBRIDGE TOWN CLERK  
MICHELLE A. GERONE

Approved on

4/12/18

## ZONING BOARD OF APPEALS

### MINUTES OF MEETING

**January 11, 2018**

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

William Corkum

Kevin Quinlan

Cindy Donati

Doug Curving

Damian Planas-Merced and Randy Kibbe were absent from the meeting.

Also present was Deborah Rosebrooks, Administrative Assistant.

A motion was made by Cindy Donati to approve of the minutes of September 14, 2017. The motion was seconded by Bill Corkum and the vote was 5-0 in favor.

#### **PUBLIC HEARING: Paul Bagley, Applicant (17-SP-17)**

Paul Bagley of 1997 Hill Street, Northbridge, MA 01534 for a Special Permit 17-SP-17 pursuant to of Article V, Section 173-18.1 (Table of Use Regulations) of the Town of Northbridge Zoning By-laws in order to create a retreat lot for a single family home at the property located at 1923 & 1997 Hill Street, Northbridge, MA 01534. The property is shown on Assessor's Map 13 as Parcels 58 & 90. The property is located in a Residential-1 zoning district and is owned by Paul Bagley.

Kevin Quinlan Read the Hearing notice, participating in this hearing were Tom Hansson, William Corkum, Kevin Quinlan, Cindy Donati and Doug Curving.

Mr. Bagley explained to the board he wanted to create a retreat lot for one single family, he is moving two lot lines to create one retreat lot, one lot is existing and nonconforming. The applicant, Paul Bagley of 1997 Hill Street petitioned the Board to create a retreat lot utilizing part of his lot and the adjacent lot owned by Darrell Baker and Laurie Baker of 1923 Hill Street. The Bakers have an agreement to sell the land to Mr. Bagley, however, sale of the portion of this lot would not make the Baker's lot non-conforming. Attorney Wickstrom was representing Mr. Bagley stated the two lots in question have no special permits on them, and meet the requirements for a Special Permit for the Retreat lot.

Tom Hansson opened the meeting to the Public, Joyce Augustus of 14 Farnum Circle had a concern of access to the retreat lot and would it be a Common Driveway? Attorney Wickstrom stated there would be two separate entrances's and showed the locations.

Motion was made by Bill Corkum to close the public hearing and take it under advisement, Seconded by Kevin Quinlan. Vote ; 5-0 in favor.

After a brief discussion a Motion was made by Kevin Quinlan to approve the Special Permit for the retreat lot. (17-SP-17) , Seconded by Cindy Donati, Vote 5-0 in favor. **GRANTED**

Deborah Rosebrooks  
Administrative Assistant

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD OF APPEALS (Approved on )**

### Findings

The applicant, Paul Bagley of 1997 Hill Street petitioned the Board to create a retreat lot utilizing part of his lot and the adjacent lot owned by Darrell Baker and Laurie Baker of 1923 Hill Street. The Bakers have an agreement to sell the land to Mr. Bagley. Mr. Bagley's lot is already non-conforming due to insufficient frontage. However, land take from his lot to create the new one does not entail street frontage of his lot, only back land so it is not making it more non-conforming. The new lot will conform to all of the requirements of the retreat lot by-law.

Joyce Augustus of 14 Farnum Circle had a concern of access to the retreat lot and would it be a Common Driveway. The applicant indicated that all three lots in question would have their own driveways.

### Decision

The Board voted 5-0 to grant the Special Permit with no additional conditions