



## TOWN OF NORTHBRIDGE

### ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

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Whitinsville, MA 01588

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18 AUG 10 AM 9:00

NORTHBRIDGE TOWN CLERK  
DOREEN A. GEORNE

Approved on 8/9/18

## ZONING BOARD OF APPEALS

### MINUTES OF MEETING

July 12, 2018

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

William Corkum

Cindy Donati

Doug Curving

Damian Planas-Merced

Also present was Deborah Rosebrooks, Administrative Assistant.

Note: Kevin Quinlan and Randy Kibbe were not in attendance.

*A motion was made by Bill Corkum to approve of the minutes of May 10, 2018. The motion was seconded by Cindy Donati 4-0 in favor.*

**PUBLIC HEARING: (05-SP-18) James & Susan Harvey Applicant:**

This hearing was held to consider the application of James & Susan Harvey, 84 Nolet St., Whitinsville, MA 01588 for a Special Permit pursuant to Article V, Section 173-12, Table of Use Regulations, in order to allow two horses to reside in the existing barn located at 84 Nolet Street, Whitinsville, MA. 01588. The property, shown on Assessor's Map 24 as Parcel 186, is located in a Residential-3 zoning district and is owned by Susan & Jason Harvey.

Doug Curving read the public hearing notice. Assigned to the hearing were Tom Hansson, Bill Corkum, Cindy Donati and Doug Curving and Damian Planas-Merced.

James Harvey explained to the board that they have lived at this property for over 25 years and have had the horsed at home in their existing barn and paddock and also at a bigger farm Uxbridge. Due to the age and health issues of the horses they want to retire them at their home, however the zoning has changed and they will need a Special Permit to do this. Mr. Harvey has also stated he talked to the two abutters and they are fine with this.

Motion was made by Bill Corkum to close the public meeting and take it under advisement, Seconded by Damian Planas-Merced, Vote: 5-0 motion carries.

After a brief discussion the board feels that having the horsed at home will not be any impact on the neighborhood.

A motion was made by Cindy Donati to Grant the Special permit providing that they meet the Board of Health Regulations, the motion was seconded by Doug Curving. The vote was 5-0 in favor.

**PUBLIC HEARING: (06-APP-18) Michael Morganelli, Applicant:**

The applicant Michael Morganelli, 145 Church Street, Whitinsville, MA 01588 has filed an appeal (06-APP-2018) to consider amending the previous granted Special Permit (03-SP-18) in order for the applicant to construct a two family home at the location of 0 Prospect Street, Northbridge, MA The property, shown on Assessor's Map 15A as Parcel 92 is located in a Residential-3 zoning district and is owned by Joseph & Curt Oosterman.

The Applicant would like to remove the condition on the granted Special Permit (03-SP-2018) of one owner, also change the two family home to a condominium.

Doug Curving read the public hearing notice. Assigned to the hearing were Tom Hansson, Bill Corkum, Doug Curving and Damian Planas-Merced.

Cindy Donati removed herself from this hearing.

Michael Morganelli explained to the board that he wanted to amend the previous approved permits by removing the condition of one owner and also change the two family to a condominium for financing and appraisal purposes. This will not change anything that was previously approved for building.

Bill Corkum made a motion to close the public meeting and take it under advisement, Seconded by Doug Curving, Vote: 4-0 motion carries.

After a brief discussion Doug Curving made a motion to remove the condition of one owner and also change the two family to Condominium, Seconded by Bill Corkum. Vote 4-0 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 8/9/18)**