



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

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18 MAY 11 AM 8:46

NORTHBRIDGE TOWN CLERK  
DOREEN A. CERONE

Approved on 5-10-18

ZONING BOARD OF APPEALS

MINUTES OF MEETING

APRIL 12, 2018

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

William Corkum

Cindy Donati

Randy Kibbe

Doug Curving

Damian Planas-Merced

Also present was Deborah Rosebrooks, Administrative Assistant.

Kevin Quinlan was not present.

*A motion was made by William Corkum to approve of the minutes of January 11, 2018. The motion was seconded by Cindy Donati and the vote was 5-0 in favor.*

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

**PUBLIC HEARING: (01-V-18) GREGORY TRUSSELL, APPLICANT**

This hearing was held to consider the petition of M. Gregory Trussell, P.O. Box 887, Upton, MA 01568 for a Variance 01-V-18 pursuant to Article VI, Section 173-19 of the Town of Northbridge Zoning By-laws, Table of Area Regulations, frontage & lot area to allow a pre-existing building previously used as gift shop to be converted to a single family home located at 1790 Quaker Street, Northbridge, MA 01534. The property is shown on Assessor's Map 27 as Parcel 36. The property is located in a Residential-2 zoning district and is owned by M. Gregory Trussell. Mr. Trussell explained to the board that this location has not been a profitable one for business throughout the years and would like to convert it into his residence. He has an approved septic system plan in hand and a well is pre-existing. Tom Hansson opened the meeting to

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public for comment, there were none made. Randy made a motion to close the public hearing and take it under consideration; the motion was seconded by Bill Corkum, Vote 5-0 in favor. After a brief discussion the board felt that the property cannot be made useable and being converted to a residence was the best use. Motion was made by Cindy Donati to approve the variance, the motion was seconded by Randy Kibbe, Vote 5-0, Variance was approved.

Doug Curving read the public hearing notice. Assigned to this hearing were Thomas Hansson, William Corkum, Randy Kibbe, Doug Curving & Damian Planas-Merced  
Cindy Donati excused herself from this hearing.

**Public Hearing: Michael MMorganelli (02-V-18) & (03-SP-18) Applicant:**

This hearing was held to consider the application Michael Morganelli, 95 Kennedy Circle, Northbridge, MA 01534 for a Special Permit 03-SP-18 pursuant to Article V, Section 173-12, Table of Use Regulations, in order to allow 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 Osterman. The Applicant is also applying for a dimensional Variance 02-V-18 at this same location pursuant to Article X, 173-48 due to the frontage and lot size.

Mr. Morganelli explained to the board he wanted to build a duplex to help offset his costs. He said there were other two families in this area and it would conform to the neighborhood. There is town water, sewer and Natural gas in this location. The owners of the lot Joe and Curt Osterman were also present. This lot is non-conforming and cannot be made to conform. Tom Hanson opened up the meeting to public for questions.

Lois Collins of 86 Prospect St. who lives across the street from this property is concerned about lights shining into her home, and thought this was going to be a housing complex. Mr. Morganelli told her only a duplex and it is off the street far enough that there should be no issues. John Collins of 86 Prospect Street stated there is a hydrant in front of this lot. Motion was made by Randy Kibbe to close the public hearing and take it under consideration, the motion was seconded by Damian Planas-Merced, and vote was 5-0 in favor.

The board discussed the variance first, the lot is pre-existing non-conforming and the hardship is it cannot be made to conform. A motion was made by Randy to grant the Variance for the frontage and lot size, seconded by Bill Corkum, vote 5-0 in favor.

The discussion followed with the Special Permit for the duplex it will conform with the neighborhood with one owner. Motion was made by Randy Kibbe to grant the Special permit, Doug Curving seconded the motion. Vote 5-0 in favor.

There being no further business, the meeting was adjourned.

Attested by,

Deborah Rosebrooks  
Administrative Assistant

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**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE BOARD OF APPEALS (Minutes approved on 5-10-18)**