



## TOWN OF NORTHBRIDGE

### ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

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Whitinsville, MA 01588

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TOWN CLERK

Approved on 3-14-19

### ZONING BOARD OF APPEALS

#### MINUTES OF MEETING

February 14, 2019

This meeting was called to order at 7:06 P.M. by Thomas Hansson, Chairman. Other members present were:

Cindy Donati

Randy Kibbe

Doug Curving

Also present was Deborah Rosebrooks, Administrative Assistant.

Bill Corkum and Damian Planas-Merced were not present.

*A motion was made by Cyndi Donati to approve of the minutes of January 10, 2019. The motion was seconded by Randy kibbe and the vote was 4-0 in favor.*

Tom Hansson explained that there are only Four Members present and would need all four votes for the variance to pass. Adam Dezago wanted to proceed.

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

Public Hearing for Adam Dezago, who seeks a variance regarding 239 School Street, Northbridge, MA 01534, for an existing shed & carport located within the side and front set back, Article VI, Table of Area Regulations 173-19, Note 7 of the Town of Northbridge Zoning By-laws. The property, shown on Assessor's Map 22A as Parcel 50 is located in a residential -2 zoning district and is owned by Adam Dezago.

Adam Dezago explained to the board and showed pictures of the large retaining wall that runs across the property with many areas of ledge throughout the yard allowing limited space for a

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carport or level spot for a shed, the driveway is also steep and not easy to park in. Adam was not aware he needed a permit for the carport and was not aware of the setback for the shed, the neighborhood is older and all the lots are small and non-conforming pre-existing.

After a brief discussion the board felt that the hardship is valid due to the topography of the lot, there is no other place to put a carport or shed on the land. A motion was made by Cyndi Donati to approve the variance, motion was seconded by Randy Kibbe , Vote 4-0 in favor.

The Next hearing was also given the option to be heard or postponed to the next meeting due to only four member meeting, Robert Knapik representing the Eskar LLC has decided to postpone until the next meeting. Motion was made by Cyndi Donati to postpone the hearing until the next meeting requested by council, Randy Kibbe seconded the motion, vote 4-0 in favor.

Public Hearing for Eskar LLC, Applicant seeks a variance (2-V-19) from section 173-18.6 E (2) which requires a Marijuana Distribution Business to be at least 500 feet from a child care facility and town playground. This location is proposed at 200 Commerce Park, Northbridge, MA 01534. The property, shown on Assessor's Map 28 as Parcel 73 is located in the Industrial-1 zoning district and is owned by V.E. Properties IX, LLC, 1 Memorial Sq., Whitinsville, MA 01588. This is postponed until March 14, 2019.

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 \_\_\_\_\_)**