



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

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Approved on March 13, 2014

ZONING BOARD OF APPEALS

MINUTES OF MEETING

JANUARY 9, 2014

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

William Corkum

Sharron Ampagoomian

Diane Woupio

Carol Snow

Randy Kibbe

Also present was Brenda Ouillette, Administrative Assistant.

Absent from this meeting was Brett Simas.

A motion was made by Diane Woupio to approve of the minutes of December 12, 2013. The motion was seconded by Sharron Ampagoomian and the vote was 4-0 in favor. Voting members were Thomas Hansson, William Corkum, Sharron Ampagoomian, and Diane Woupio.

PUBLIC HEARING: (15-V-13) JOSEPH & BETH DENEALT, APPLICANTS

This hearing was held to consider the petition of Joseph & Beth Deneault, 38 Jefferson Ave., Northbridge, MA seeking a Variance from rear setback requirements pursuant to Article VI, Section 173-19 of the Town of Northbridge by-laws, Table of Area Regulations in order to allow the construction of a 3 season room on an existing deck. The property is located at 38 Jefferson Ave., Northbridge, MA, shown on Assessor's Map 19 as Parcel 190 and is located in a Residential-1 zoning district.

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Diane Woupio read the public hearing notice. Assigned to this hearing were Sharron Ampagoomian, William Corkum, Carol Snow, Diane Woupio, and Thomas Hansson.

Mr. & Mrs. Deneault were present. Mr. Deneault explained to the Board that the lot is a corner lot with streets on two sides of the property, front and side. There is an existing open deck approximately 2 feet in height on the back of the house which currently meets rear setback requirements. They would like to construct a 3 season porch on that existing deck. However, it has been determined through a survey of the property and once they do that the entire house will become non-conforming as it will not meet the 50 ft. rear setback requirement. The applicant stated that the 3 season room will match the house architecture and will be more esthetically pleasing than the open deck. There is an existing in-ground pool to the rear of the property and the 3 season room will allow them to enjoy their back yard for a longer period of time.

Mr. Deneault stated that they spoke with the neighbors and they had no issues with the addition. He presented the Board with a note written and signed by a neighbor (Kenneth Couture, 25 Jefferson Ave.) stating that he supported the Board granting the Variance, a copy of which is on file.

There were no abutters present.

A motion was made by Diane Woupio to close the public hearing and take the matter under advisement. The motion was seconded by William Corkum and the vote was 5-0 in favor.

Board members agreed that a hardship existed due to the fact that it is a corner lot which makes it difficult to meet setbacks. Placing the addition in any other location would create more of a hardship to the applicant. Also there is an existing open deck along with an existing in-ground pool to the rear of the existing house and therefore the most logical location to construct the 3 season porch. The By-law states that an open terrace, steps or stoop under four feet in height may encroach into the setback up to one-half of the required yard setback. Once a structure is built on that deck, it becomes non-compliant with the setback requirement of 50 feet. Board members agreed that allowing the structure would not affect the neighbors as the property is bordered by two streets and woods to the rear of the property. Therefore, Board members agreed that a literal enforcement of By-law would create a substantial hardship to the petitioner and relief could be granted without substantial detriment to the neighborhood without derogating from the intent of the By-law.

A motion was made by Carol Snow to grant the Variance from rear setback requirements in order to allow the construction of a 3 season room on an existing deck. The motion was seconded by Diane Woupio, and the vote was 5-0 in favor.

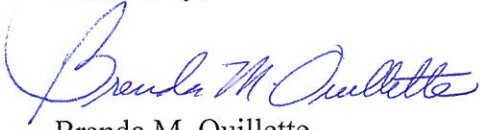
CORRESPONDENCE

A copy of the Town's Sexual Harassment Policy was distributed to those members present.

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There being no further business, the meeting was adjourned at 7:30 p.m.

Attested by,



Brenda M. Ouillette
Administrative Assistant

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE BOARD OF
APPEALS (*Minutes approved on March 13, 2014*)**