



## TOWN OF NORTHBRIDGE

### ZONING BOARD OF APPEALS

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DORIS A. BORDONE

*Approved on April 10, 2014*

## ZONING BOARD OF APPEALS

### MINUTES OF MEETING

**MARCH 13, 2014**

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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

Sharron Ampagoomian

Carol Snow

Randy Kibbe

Also present was Brenda Ouillette, Administrative Assistant.

Absent from this meeting was Diane Woupio and Brett Simas

*A motion was made by Carol Snow to approve of the minutes of January 9, 2014. The motion was seconded by Sharron Ampagoomian and the vote was 5-0 in favor.*

#### **PUBLIC HEARING: (1-V-14) JOHN BERKOWICZ, APPLICANT**

This hearing was originally scheduled for February 13, 2014, but due to inclement weather was rescheduled for this evening with the approval of Mark Anderson, Heritage Design Group via an email. A request for withdrawal of the petition was submitted by Heritage Design Group on February 4, 2014 via email.

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

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Abutters present for the hearing were: Robert Deluca, 61 Edgemere Ave., Kevin Malia, 35 Edgemere Ave., and Stanley Boratyn, 28 Piedmont St. Mr. Deluca asked the Board what the process was as this appears to be a repetitive petition. Mr. Hansson briefly explained the process of acting on a repetitive petition.

A motion as made by William Corkum to allow the applicant to withdraw the petition without prejudice, the motion was seconded by Carol Snow and the vote was 5-0 in favor.

### **PUBLIC HEARING: ( 2-SP-2014) MARTIN P. SZERLAG, APPLICANT**

This hearing was held to consider the application of Martin P. Szerlag Jr., 1900 Hill Street, Northbridge, MA for a Special Permit pursuant to Article V, Section 173-18.1 of the Town of Northbridge Zoning By-laws, Retreat Lots, in order to allow the construction of a single family home on a lot that conforms to the requirements of the Retreat Lot By-law.

The property is located on Hill Street, Northbridge, MA shown on Assessor's Map 13 as Parcel 27 consisting of 2.27 acres. The property is located in a Residential-1 zoning district and is owned by Martin P. Szerlag Jr.

In March of 2006 the applicant received a Special Permit (5-SP-06) to allow the construction of a single family home on this parcel of land. He received two 6 month extensions, one on April 10, 2008 and one on October 9, 2008. The Special Permit was valid through May 13, 2009 but due to the Act Relative to economic Development Reorganization signed by the Governor on August 5, 2010, any permit in effect from August 15, 2008 through August 15, 2010 was automatically extended by two years from that date of May 13, 2009. The Special Permit expired on May 13, 2011.

Mr. Martin Szerlag was present and was requesting another Special Permit for the Retreat Lot in order to allow the construction of a single family home. The property has been for sale but now that the Special Permit has expired he is requesting another one in the hopes of being able to sell the lot this time within the two year time frame.

No abutters were present.

A motion was made by Carol Snow to close the public hearing and take the matter under advisement. The motion was seconded by Sharron Ampagoomian and the vote was 5-0 in favor.

Board members agreed that the lot met all the requirements for a retreat lot. The site is appropriate for a single family home as the area is predominantly single family homes and there would be no impact on the character of the neighborhood and no increase in traffic resulting from a single family home. Town sewer and water are available at this location.

A motion was made by Carol Snow to grant the Special Permit for the Retreat Lot as shown on the "Plan of Land" submitted, dated September 22, 2005 prepared by Guerriere & Halnon for Martin P. Szerlag Jr. with the condition that the lot cannot be further subdivided and that there be

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a 25 ft. no cut buffer around the perimeter of the lot excluding the driveway area. The motion was seconded by Sharron Ampagoomian and the vote was 5-0 in favor.

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 April 10, 2014)**