



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

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NORTHBRIDGE TOWN CLERK
DOREEN A. CEDRONE

Approved on June 12, 2014

ZONING BOARD OF APPEALS

MINUTES OF MEETING

MAY 8, 2014

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

William Corkum

Diane Woupio

Sharron Ampagoomian

Randy Kibbe

Also present was Brenda Ouillette, Administrative Assistant.

Absent from this meeting was Carol Snow and Brett Simas.

A motion was made by Diane Woupio to approve of the minutes of April 10, 2014. The motion was seconded by William Corkum and the vote was 4-0 in favor. Sharron Ampagoomian abstained from the vote as she was not present at the April 10th meeting.

PUBLIC HEARING: (04-V-2014) ARCADE PROPERTIES, APPLICANT

This hearing was held to consider the petition of Arcade Properties, 4 North Main St., Whitinsville, MA for a Variance pursuant to Article VI, Section 173-19 Note (8) of the Town of Northbridge Zoning By-laws, Table of Area Regulations, in order to allow a storage shed within the 50 ft. required setback for a business structure to a residential zone. The parcel is located at 4 North Main Street and 16 North Main Street shown on Assessor's Map 6A as Parcels 29 & 48, consisting of 36,704 sq. ft. The property is located in a Business-2 zoning district and is owned by Arcade Properties.

ZONING BOARD OF APPEALS – MINUTES – MAY 8, 2014

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

Norman Gamache from Guerriere & Halnon was present as well as the applicant. He stated that the property has been approved for the construction of a convenience store, a gas station, and a coffee shop with a drive thru. The property is in a Business zone and abuts a Residential zone. Due to the shape of the property and the location of the zone line, the applicant is unable to place a shed within 50 feet of the property line. The purpose of the 10 x 12 shed is for extra storage for paper goods for the coffee shop. This property is basically triangular shaped with frontage on three streets making it difficult to meet setback requirements. There will be a 6 ft. fence behind the shed so the shed will not be visible from the residential side. Also, the proposed shed will eliminate a building that is 16.5 feet by 26 ft. previously used as a barbershop which is entirely located within the 50 foot offset requirement. The dumpsters will be placed on the side of the proposed shed, with their own separate enclosure and the existing shed that is currently there will be removed.

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.

Board members agreed that because the property is located at the intersection of three roadways, and the placement of the shed anywhere else on the property would interfere with the site lines at the intersections and the access drives into the property, relief could be granted without substantial detriment to the public good and without nullifying or derogating from the intent of the Zoning By-law. The 50 ft. offset requirement for a business use to a residential zone is intended to provide a buffer for the residential property to the business use. A shed is a structure commonly seen on a residential property and therefore will have no impact on the abutting residential properties.

A motion was made by Diane Woupio to grant the Variance to allow a storage shed within the 50 ft. required setback for a business structure to a residential zone as shown on the plan submitted. The motion was seconded by Sharron Ampagoomian, and the vote was 5-0 in favor.

OLD/NEW BUSINESS

Request for Extension/Granite Hills Comprehensive Permit (13-CP-07)

W. Robert Knapik from was present to request an extension of the time period for Granite Hills to commence construction of this project for an additional two years. The written request was submitted to the Office of the Zoning Board of Appeals on April 10, 2014. The Comprehensive Permit was granted on July 13, 2009 with an expiration date of 3 years from the date that the decision would have become final which would have been August 4, 2012. The Comprehensive Permit is for a 124 unit residential condominium project on approximately 54 acres of vacant

ZONING BOARD OF APPEALS – MINUTES – MAY 8, 2014

land located on Highland Street. On March 8, 2012 the Board granted the two year extension expiring on August 4, 2014.

Mr. Knapik stated that the applicant is requesting the extension because the real estate market has not fully recovered and there is a new Wetland Protection By-law adopted by the Town. Any approval from the Northbridge Conservation Commission necessary to construct the Project must fully comply with the new Wetlands Protection By-law. To allow sufficient time for the market to continue to improve and for Granite Hill to seek approval from the Northbridge Conservation Commission, they were requesting an additional 2 years to commence construction of the Project.

A motion was made by Diane Woupio grant the extension for two years to expire on August 4, 2016. The motion was seconded by Sharron Ampagoomian and the vote was 5-0 in favor.

Attested by,

A handwritten signature in cursive script, reading "Brenda M. Ouillette".

Brenda M. Ouillette
Administrative Assistant

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE BOARD OF
APPEALS (Minutes approved on June 12, 2014)**