



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

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DOREEN A. CEDRONE

Approved on July 10, 2014

ZONING BOARD OF APPEALS

MINUTES OF MEETING

JUNE 12, 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. Brett Simas resigned from the Board in May.

A motion was made by Diane Woupio to approve of the minutes of May 8, 2014. The motion was seconded by Sharron Ampagoomian and the vote was 5-0 in favor.

PUBLIC HEARING: (05-SP-2014) SEAN LUCIER, APPLICANT

This hearing was held to consider the application of Sean Lucier, 19 Casey Rd., Whitinsville, MA for a Special Permit pursuant to Article IX, Section 173-30 (B) of the Town of Northbridge Zoning By-laws, Extensions & Alterations, in order to allow the applicant to demolish an existing one story preexisting, nonconforming one story garage and replace it with a two story garage in the same location. The parcel is located at 19 Casey Rd., Whitinsville, MA shown on Assessor's Map 11 as Parcel 57 consisting of 13,375 sq. ft. The property is located in a Residential-1 zoning district and is owned by Sean Lucier.

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

Mark Anderson from Heritage Design Group was present on behalf of the applicant who was not present. He stated that the applicant would like to remove the existing one story garage and replace it with a two story garage, using the same footprint. The existing garage is 24 x 24 and the new garage will be the same size except for the extra story. The second story will be unfinished and used for storage purposes only.

No abutters were 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 were in agreement that there is already a pre-existing, non-conforming garage there that has been there for many years. Replacing it with a new one will not be detrimental to the neighborhood and will in fact enhance the area by replacing a very old structure with a new one.

A motion as made by William Corkum to grant the Special Permit to allow the demolition of the existing one story garage and the construction of a two story garage in the same location with the condition that the applicant use the same footprint as the old one and that the second story remain unfinished, unheated, and used for storage only. The motion was seconded by Diane Woupio and the vote was 5-0 in favor.

There being no further business, the meeting was adjourned.

Attested by,



Brenda M. Ouillet
Administrative Assistant

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD
OF APPEALS (Approved on July 10, 2014)**