



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex

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NORTHBRIDGE TOWN OF ERK
LIC. 1/14/21

Approved on 1/14/21

ZONING BOARD OF APPEALS MINUTES OF THE ZOOM MEETING December 10, 2020

This meeting was called to order at 6:30 P.M. by Douglas Curving by via ZOOM/ other members present were:

Randy Kibbe, Cindy Donati, & Damian Planas-Merded

First order of business was the Meeting Minutes from October 8th, 2020. A motion was made by Douglas Curving to approve the minutes as written, seconded by Cindy Donati, vote 4-0 in favor. A motion was made by Douglas Curving to approve the minutes from November 12th, 2020 meeting seconded by Cindy Donati, vote 4-0 in favor.

Next order of business;

PUBLIC HEARING: (17-SP-2020) Chips Excavation, Applicant:

Cindy Donati read the hearing notice and sitting on the board for this hearing are: Randy Kibbe, Douglas Curving, Damian Planas-Merced and Cindy Donati. Douglas Curving explained to the applicant that there is a four member board and they will need all voted to get the Special Permit. Attorney Gerald Shugrue spoke to the board on behalf of Chip Renaud of Chip's Excavation stating he is seeking a Special Permit to build a multi-family (3) dwelling on Arthur Drive, that consists of many multi families already and there is a strong need for housing in town. This dwelling will have public water and sewer. Douglas opened the meeting up to public comment; Elizabeth Bessette spoke to the board feeling that there is a concern the road is already too narrow and will cause more congestion. There is no parking on either side of this street allowed. With no further comments Randy Kibbe made a motion to close the public hearing and take it under advisement, Cindy Donati seconded, vote 4-0 in favor. Special Permit Granted.

The board discussed the construction of the three family and felt it was in harmony with the neighborhood. Concerns about the impact of additional traffic will be minimal and the current zoning allows this. A motion was made by Randy Kibbe to approve the Special Permit, Seconded by Cindy Donati, Vote 4-0 Variance granted.

PUBLIC HEARING: (18-SP-20) Brad & Aubrie Choiniere, Applicant:

Cindy Donati read the hearing notice and sitting on the board for this hearing are: Randy Kibbe, Douglas Curving, Damian Planas-Merced and Cindy Donati. Douglas Curving explained to the applicant that there is a four member board and they will need all voted to get the Special Permit. Brad Choiniere explained to the board that he wanted to lease a space at 300 Commerce Drive, Bay 2&3 for his car detailing business. He stated that they only do 3-5 cars a week it is all done by appointment only and there are No hazardous materials used, the location has public water and sewer. This is a family owned and operated business moving from Mendon, MA. Douglas Curving opened to public, There were no comments, Damian Planas-Merced wanted to know how long of a lease this was for and if they needed to renew this special permit with the lease? Attorney Rob Knapik asked by the owner Vincent Osterman to explain that the Special Permit will not expire. With no more comments Cindy Donati made a motion to close the public hearing and take it under advisement, seconded by Randy Kibbe, Vote:4-0 in favor.

The board discussed the location of the proposed business that will be in the industrial park - a good location for it. Cindy Donati made a motion to approve the Special Permit for the car detail business and its entities and will not carry beyond their lease period, Motion was Seconded by Damian Planas-merced, Vote 4-0 in favor. Special Permit Granted.

PUBLIC HEARING: (19-V-20) Imperial Real Estate, Applicant:

Cindy Donati read the hearing notice and sitting on the board for this hearing are: Randy Kibbe, Douglas Curving, Damian Planas-Merced and Cindy Donati. Douglas Curving explained to the applicant that there is a four member board and they will need all voted to get the Variance. Attorney Rob Knapik spoke on behalf of Imperial Real Estate – Kevin Lubinsky, 2376 Providence road, Northbridge, MA 01534. This project consists of renovating a sheet metal business into a two family dwelling. The property does not meet the minimum dimensional requirements by the Zoning bylaw. The property is pre-existing non-conforming and lacks frontage and side yard setback. There will be no change to the existing footprint. Randy kibbe asked about off street parking, Rob Knapik said there would be off street parking and this 2-family would have public sewer and water. Douglas Curving opened this up to the public for comment; Valarie Lecouture an immediate abutter explained her concern of this very tight area now and this will create more congestion, she also does not want any one trespassing on her property or using her dumpster. There is no room for a fence. With no further comments a motion was made by Randy Kibbe to close the meeting, Seconded by Cindy Donati, Vote 4-0.

The board discussed this project and feel this is a better fit and less impact than a business at this location. The vote as follows by three separate issues:

1. Shortage dimensional for lot requirements – Motion to grant made by Douglas Curving, second by Cindy Donati, vote 4-0 in favor.
2. Shortage in width Douglas Curving motion to grant, seconded by Damian Planas-Merced, Vote 4-0 in favor.
3. Shortage in side yard set back, Motion made by Douglas Curving to grant, seconded by Damian Planas-Merced, vote 4-0 Variance granted.

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With no further business Douglas Curving made motion to adjourn, Seconded by Damian Planas-Merced, Vote 4-0 in favor.

Attested by,

Deborah M. Rosebrooks
Administrative Assistant

THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD OF APPEALS (Approved on 1/14/21)