



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex
14 Hill Street
Whitinsville, MA 01588
(508) 234-0819
Fax# (508) 234-0821

Approved on August 9, 2012

ZONING BOARD OF APPEALS

MINUTES OF MEETING

JULY 12, 2012

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

Sharron Ampagoomian, Member
Diane Woupio, Member
William Corkum, Member
Carol Snow, Member
Harold Hartmann, Associate Member

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 June 14, 2012. The motion was seconded by William Corkum and the vote was 6-0 in favor.

Re-organization of the Board (Chapter 4-204)

In accordance with The Northbridge By-laws, Chapter 4-204, the Board voted status quo on the organization of the Board. Due to unforeseen circumstances the Board was unable to reorganize for FY 2012 until February of 2012. Therefore, a motion was made by Diane Woupio to allow the Board to remain as organized in February until FY 2013. The motion was seconded by William Corkum, and the vote was unanimous.

PUBLIC HEARING: (8-SP-2012) JAMES KNOTT SR., APPLICANT

This hearing was held on the application of James M. Knott Sr., 456 Hill Street, Whitinsville, MA for a Special Permit pursuant to Article IX, Section 173-30 (A) of the Town of Northbridge Zoning By-laws, Extensions and Alterations, in order to allow the conversion of a single family dwelling to a two family dwelling located at 1700 Hill Street, Northbridge, MA.

The property, shown on Assessor's Map 18 as Parcel 1, is located in a Residential-1 zoning district and is owned by James M. Knott Sr.

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

Presenting the application was James Knott Sr. He stated that when he purchased the house it was in a state of disrepair. He has been restoring it but has maintained the historic integrity of the structure even to the extent of replacing the slate roof. In researching the history of the house, it was determined that the house was once owned by John Quincy Adams. It was two houses, the rear portion of the house was built in 1735 and the front portion was built in 1760.

Board Member Sharron Ampagoomian brought up the fact that perhaps back in that era many people had servants that may have occupied a portion of the house separate from the main house. She added that servants were common at that time and had separate living quarters. She also stated that there was another two-family in close proximity to this house which was also quite old.

There were no abutters present to speak for or against the proposed change.

A motion was made by Sharron Ampagoomian to close the public hearing and take the matter under advisement. The motion was seconded by Diane Woupio and the vote was unanimous.

The applicant provided sufficient argument to the Board that the property qualified for a finding/determination that the proposed two-family would not be a detriment based on the fact that (1) it was historically a two-family dwelling at one time; (2) the structure is sited on a corner lot with accessible frontage from two streets; (3) subject property has sufficient off-street parking available for the proposed units. In researching the history of the house, the applicant described the structure as two houses, with the rear portion (Sutton St. side) built in 1735 and the front portion (Hill St. side) built in 1760. As such, the applicant argued that the permit would be an extension of a non-conforming use.

Board members agreed that they had reason to believe that the structure may have been a two-family dwelling noting the shape of the structure and the argument that the rear portion was built prior to the front portion. The property consists of 43,560 sq. ft. which exceeds the requirement for lot size (40,000 sq. ft.) in a Residential1 zoning district without town sewer. The property is now being restored with no change in the footprint resulting in the historic integrity of the structure being maintained; therefore the Board determined that there will be no impact on the character of the neighborhood. There will be no additional traffic created and there is sufficient off-street parking resulting in little or no detriment to the neighborhood.

A motion was made by Carol Snow to grant a Special Permit pursuant to Section 173-30 (A) of the Zoning By-laws, Extensions and Alterations, to allow the conversion of a single family structure to a two-family structure subject to approval by the Board of Health and the Building Inspector. The motion was seconded by Sharron Ampagoomian and the vote was 5-0 in favor.

Tom Hansson will write the decision.

PUBLIC HEARING: (9-V-2012) SHAYNE J. PICARD, APPLICANT

This hearing was held to consider the petition of Shayne J. Picard, 255 Main St., Whitinsville, MA requesting a Variance from side setback requirements pursuant to Article VI, Section 173-19 Note (7) of the Town of Northbridge Zoning By-laws, Table of Area Regulations, in order to allow an existing shed within 6 feet of the side property line.

The property, shown on Assessor's Map 2 as Parcel 73, is located at 255 Main Street in a Residential-5 zoning district and is owned by Shayne Picard.

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

Shayne Picard was present and stated that he had obtained a building permit to remodel a bathroom to the rear of the house and when the Building Inspector made his inspection he noticed the shed. Mr. Picard stated that he was unaware that there were setback requirements as there were already two other accessory structures on the property within the setback requirements when he purchased the property. This is a condominium style duplex. It is his intent to remove them as they are in need of repair and a safety issue.

He stated that he has small children and the fenced in area is very limited in size. He was trying to maintain some open space in the yard when he constructed the shed. Also a large tree in the middle of the yard limited him as to where he could build the shed. The property line that the shed is closest to is currently vacant land. The setback requirement is 6 ft and the shed is approximately 2 feet from the property line.

There were no abutters present to speak for or against the petition for the Variance.

A motion was made by Diane Woupio to close the public hearing and take the matter under advisement. The motion was seconded by Sharron Ampagoomian and the vote was unanimous.

Board members agreed that relief could be granted due to the limitations of the small rear yard area and the location of an existing tree in that area. The property line that is affected is currently adjacent to vacant land.

A motion was made by Carol Snow to grant the Variance from the side setback requirement. The motion was seconded by Diane Woupio and the vote was 5-0 in favor.

William Corkum will write the decision.

There being no further business, the meeting was adjourned.

Attested by,

Brenda M. Ouillette
Administrative Assistant

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**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD
OF APPEALS (Approved on August 9, 2012)**