



## TOWN OF NORTHBRIDGE

### ZONING BOARD OF APPEALS ALDRICH SCHOOL TOWN HALL ANNEX

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*Approved on December 8, 2011*

## ZONING BOARD OF APPEALS

### MINUTES OF MEETING

**August 11, 2011**

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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  
Brett Simas, Associate Member  
Daniel Batt, Associate Member  
Harold Hartmann, Associate Member

Also present was Brenda Ouillette, Administrative Assistant.

Carol Snow and William Corkum were not in attendance.

#### **Minutes**

A motion was made by Sharron Ampagoomian to approve of the minutes of **July 14, 2011**. The motion was seconded by Diane Woupio and the vote was 5-0 in favor. Associate Member Daniel Batt was not present for the approval of the minutes.

#### **PUBLIC HEARING: (FILE# 7-V-11) THOMAS PERRAS, APPLICANT**

This hearing was held on the petition of Thomas Perras, 24 N. Main Street, Whitinsville, MA for a Variance from front setback requirements pursuant to Article VI, Section 173-19 of the Northbridge Zoning By-laws, Table of Area Regulations, in order to allow the addition of a farmer's porch to the front of an existing two-family dwelling.

The property is located at 24 N. Main Street, Whitinsville, MA shown on Assessor's Map 6A as Parcel 47, consisting of 10,922 sq. ft. The property is located in a Residential-5 zoning district and is owned by Thomas Perras.

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Diane Woupio read the public hearing notice. Assigned to this hearing by the Chairman Thomas Hansson were Sharron Ampagoomian, Diane Woupio, Brett Simas, Harold Hartmann, and himself.

Mr. Perras was present to discuss his petition. He stated that there is a very small landing on the front of the house which is not adequate to enter and exit the dwelling comfortably. The existing small stoop/landing is in need of repair and he would like to replace it with a farmer's porch approximately 14 ft by 5 ft in size. The new porch will encroach into the front setback requirement of 15 ft. by less than 2 ft. He stated that many of the surrounding homes have front porches and he and his wife would like to have a small porch that they can sit on. The new structure will have equal roof coverage and will be used by both families.

No one spoke in favor or in opposition to the petition as there were no abutters present for this hearing.

A motion was made by Diane Woupio to close the public hearing and take the matter under advisement. The motion was seconded by Harold Hartmann and the vote was 5-0 in favor.

Board members agreed that the existing front landing was functionally inadequate and a literal enforcement of the provisions of the by-law would create a hardship for the owner and that relief could be granted without nullifying or substantially derogating from the intent of the By-law. Most of the surrounding homes have porches so there would be no impact on the character of the neighborhood.

A motion was made by Diane Woupio to grant the variance from front setback requirements in order to allow the addition of an approximate 14 ft. x 5 ft. farmer's porch to the front of the existing two-family dwelling as shown on the plan submitted. The motion was seconded by Harold Hartmann and the vote was 5-0 in favor.

Sharron Ampagoomian will write the decision.

### **PUBLIC HEARING: (FILE# 8-SP-11) MICHAEL BURBANK SR., APPLICANT**

This hearing was held on the application of Michael Burbank Sr., Superior Realty Trust, 97 Sherry St., 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 extension of a farmer's porch to a preexisting, nonconforming single family home.

The property is located at 8 First Ave., Northbridge, MA shown on Assessor's Map 22 as Parcel 18 consisting of 12,440 sq ft. The property is located in a Business-2 zoning district and is owned by Superior Realty Trust.

Diane Woupio read the public hearing notice. Chairman Thomas Hansson assigned Sharron Ampagoomian, Diane Woupio, Brett Simas, Daniel Batt, and himself to this hearing.

Michael Burbank was present to discuss his application for a Special Permit. He recently purchased the vacant property and is in the process of renovating the existing house. He has

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obtained a building permit to construct a farmer's porch along the right side and front of the house excluding a small 3 ft. x 9 ft. section located along the right front corner of the house. He would like to square the house by extending the farmer's porch around the corner eliminating the jog. The right side of the house is already within 8 ft. of the abutting property. This section of the farmer's porch will encroach into the side setback requirement as well but no closer than the existing side of the house. This will improve the overall look and function of the house.

Glynn Gromelski, 16 First Avenue, direct abutter to the property, spoke in support of the application.

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, the vote being 5-0 in favor.

The applicant already has a permit for the farmer's porch excluding this small 3 ft. x 9 ft. jog. Board members were in agreement that the extension of the farmer's porch would enhance the property and would have no detrimental impact on the character of the neighborhood. The elimination of the jog with the extension of the farmer's porch will square off the house and make it more aesthetically pleasing. The abutter that would most be affected by the proposed project was present and he had no issues with it.

A motion was made by Sharron Ampagoomian to grant the Special Permit to allow the extension of a farmer's porch within the side setback requirements on a pre-existing, non-conforming single family dwelling as shown on a plan submitted dated August 3, 2011 prepared for Superior Realty Trust by Guerriere & Halnon, Inc. The motion was seconded by Diane Woupio, and the vote was 5-0 in favor.

Diane Woupio will write the decision.

There being no further business, the meeting was adjourned.

Attested by,

Brenda M. Ouillette  
Administrative Asst.

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD  
OF APPEALS (Approved on December 8, 2011)**

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