



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

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Approved on March 11, 2010

ZONING BOARD OF APPEALS

MINUTES OF MEETING

JANUARY 14, 2010

This meeting was called to order at 7:00 P.M. by Chairman Thomas Hansson. Other members present were: Diane Woupio, Sharron Ampagoomian, William Corkum, Stephen Witkus, and Brett Simas.

Absent from this meeting were Carol Snow and Harold Hartmann.

A motion was made by Diane Woupio to approve of the minutes of September 10, 2009, motion seconded by Sharron Ampagoomian, the vote being unanimous.

William Corkum and Brett Simas abstained from voting as they were not present at the September 10th meeting.

PUBLIC HEARING: (10-SP-09) ROY F. ROMER, APPLICANT

This hearing was held to consider the application of Roy F. Romer, 230 Providence Rd., South Grafton, MA for a Special Permit pursuant to Article IX, section 173-30 B. Extensions and Alterations, in order to allow the retail of vintage toys and the retail and rental of pedal karts at 2679 Providence Rd., Northbridge, MA.

The property, shown on Assessor's Map 19 as Parcel 70, is located in a Residential-2 zoning district and is owned by Denise G. Mathieu, 2713 Providence Rd., Northbridge, MA.

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

Mr. Romer presented his application. He stated that it is his intent to open a specialty store for the retail of vintage toys and Berg Toys, primarily pedal karts. It is also his intent to rent pedal karts from this location. The pedal karts for rental will be stored at his residence in Grafton. His exterior display would be very minimal probably consisting of two pedal karts for

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advertising purposes only. He stated that he is not changing the exterior of the existing building or exterior lighting and it is his intent to utilize the existing framework for his signage.

He is one of three dealers of these Berg Toys and the only dealer in the New England area. It is his hope that these pedal karts will be rented for fundraisers and parties etc.

He stated that because he works during the day, he probably wouldn't open until 3 or 4 in the afternoon and would remain open until 8 p.m. or 9 p.m. depending on the season. During the summer hours his hours may expand but not beyond 9 p.m.

Board member William Corkum asked Mr. Romer is there was an area where people could try them out. Mr. Romer stated that there is a fenced in area that he can use for that purpose. Mr. Corkum asked him if his future plans included motorized karts and he replied no. His objective is to get children back outside playing, exerting physical effort versus battery powered or gas powered. He will not have a large inventory of stock as he can get them shipped in one to three days and what he has in stock he can display on the showroom floor. The rental units themselves will be stored in his barn at his residence in Grafton.

Board member Sharron Ampagoomian expressed her concerns for safety along Providence Road and hopes that children will not be allowed to ride these on the road. Mr. Romer replied that it will be his recommendation that they not do that but it is no different than a bicycle. It is his intent to rent to an adult, 18 years or older.

There were no abutters present; therefore, there was no one who spoke for or against the application.

Diane made the motion to close the public hearing and take the matter under advisement. The motion was seconded by William Corkum the vote being 5-0 in favor.

Board members were in agreement that the site is appropriate for the use as it is located along Route 122. There will be little or no impact on the character of the neighborhood as the building has always been used for some type of business and the exterior of the building is not changing. The fact that it is a specialty shop will limit the amount of vehicles entering and exiting the site. There is plenty of off-street parking available. The exterior display of products will be minimal and will not create a nuisance for the neighborhood. Because these are strictly pedal powered, there will be no hazardous materials such as batteries or gas stored on site.

A motion was made by Stephen Witkus to grant the Special Permit to allow the retail of toys and the retail and rental of pedal karts at 2679 Providence Road with the following conditions:

- That the signage be no larger than what was there previously, utilizing the existing framework.
- That the hours of operation be no later than 9 p.m. Monday through Saturday and 6 p.m. on Sundays.
- That there is no exterior storage of products.
- That the exterior display of products be no more than 2 items at any given time.

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The motion was seconded by Sharron Ampagoomian, the vote being 5-0 in favor.

Tom Hannson will write the decision.

There being no further business the meeting was adjourned at 8:00 p.m.

Attested by,

Brenda M. Ouillette
Administrative Assistant

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE BOARD OF
APPEALS (Minutes approved on March 11, 2010)**