



## TOWN OF NORTHBRIDGE

### ZONING BOARD OF APPEALS

Aldrich School Town Hall Annex  
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Whitinsville, MA 01588  
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*Approved on April 14, 2016*

## ZONING BOARD OF APPEALS

### MINUTES OF MEETING

**March 10, 2016**

This meeting was called to order at 7:05 P.M. by Thomas Hansson, Chairman. Other members present were:

Randy Kibbe  
William Corkum  
Kevin Quinlan  
Cynthia Danoti

Also present was Deborah Rosebrooks, Administrative Assistant.

*A motion was made by Randy Kibbe to approve the minutes of February 11, 2016. The motion was seconded by Cindy Donati and the vote was 5-0 in favor.*

#### **PUBLIC HEARING: ANTHONY PELOQUIN, APPLICANT (27-V-15):**

This hearing was held to consider the petition of Anthony Peloquin for a Variance (27-V-15) pursuant to Article VI, Section 173-49 of the Town of Northbridge Zoning By-laws, Table of Area Regulations, in order to allow the construction of a detached garage. The property is located at 22 Gelinas Avenue shown on Assessor's Map 19 as Parcel 90; this property is located in a Residential-2 zoning district and is owned by Anthony Peloquin.

Kevin Quinlan read the public hearing notice. Assigned to this hearing were Thomas Hansson, William Corkum, Randy Kibbe, Cindy Donati and Kevin Quinlan.

Anthony Peloquin explained to the board that he would like to construct a garage 32x24 on his property located at 22 Gelinas Ave. Due to the shape and a pre-existing built in pool he does not meet the required setbacks.

The board discussed the lot that is a pre-existing nonconforming lot with a built in pool that has existed for thirty years. The board feels it would be beneficial to all parties to have this property surveyed by an engineer to get exact measurements.

A motion was made by Cindy Donati to continue this hearing to the next scheduled meeting, Seconded by Randy Kibbe. Vote was 5-0 in favor.

**PUBLIC HEARING: PROVIDENCE 540 LLC, APPLICANT (24-SP-15), (26-V-15), (23-V-15) & (25-V-15).**

This hearing was held to consider the petition of Providence 540 LLC- Paul Hare, 546 Providence Road, Linwood, MA, for permits that were previously approved and have expired; the terms and conditions are to remain the same.

The applicant is seeking a Special Permit (24-SP-15) pursuant to Article V, Section 173-12 of the Town of Northbridge Zoning By-laws, Table of Use Regulations, in order to allow the construction of a self-storage building expansion for warehousing in a Business-2 zoning district. The applicant is also seeking a variance (26-V-15) pursuant to Article VI, Section 173-19 Note (1) of the Town of Northbridge Zoning By-laws, Table of Area Regulations in order to allow more than one principal use on one lot. The lot is currently used for the sale of used cars and the applicant is proposing a self-storage building as well. Variance's: (23-V-15) and (25-V-15) from rear setback requirements is also being sought pursuant to Article VI, Section 173-19 of the By-laws, Table of Area Regulations, in order to allow the construction the self-storage building without interfering with the existing Town Sewer Line..

Kevin Quinlan read the public hearing notice. Assigned to this hearing were Thomas Hansson, William Corkum, Randy Kibbe, Cindy Donati and Kevin Quinlan.

Mark Anderson from Heritage Design was present and representing Paul Hare owner of Providence 5540 LLC.

Mark stated that the multiple hearings have all been pre-approved and have expired, there are No changed at all to any of the requests. 23-V-15 parcels 120 rear setback 5' instead of 10' due to existing sewer line. Mark states he have spoken with the abutters; Providence Worcester Railroad and they are fine with this. Judy Kaske of 592 Providence Road an abutter was concerned about an existing storm drain and if that would change, Mark stated that it was a state maintained easement and that would remain the same. Hours of operation would be the same as the existing business Harbro Auto Sales and Security will be Camera's.

Motion to close this hearing was made by Randy Kibbe, Seconded by Tom Hansson, Vote; 5-0 in favor.

24-SP-16 Parcel 121 a Proposed Warehouse- Storage also previously approved, there are no changes.

Motion was made by Randy Kibbe to close public hearing; Seconded by Kevin Quinlan, Vote was 5-0 in favor.

25-V-15 Parcel 121 setbacks for Special permit 5' instead of the 10' due to sewer line.

Motion was made by Randy Kibbe to close public Hearing; Seconded by Cindy Donati, Vote was 5-0 in Favor.

26-V-15 Two Principal uses for property, this was also preapproved, it is compatible to existing use, not offensive and will enhance the area.

Motion was made by Randy Kibbe to close public hearing; Seconded by Bill Corkum, Vote was 5-0 in favor.

**PUBLIC HEARING: Kevin Bishop, Applicant (01-V-16):**

This hearing was held to consider the petition of Kevin and Ken Bishop, 533 Hill Street, Whitinsville, MA 01588 for a Variance (01-V-2016) to allow two (2) Single Family dwellings on one lot containing 29,491sf. An is located at 533 Hill Street, Whitinsville, MA 01588. This is pursuant to Section 173, Table of Area Regulations, and Footnote #1 of the Town of Northbridge Zoning By-laws the applicant states that when the construction of the new dwelling is complete, the existing dwelling will be demolished.

The property, shown on Assessor's Map 7 as Parcel 275, is located in a Residential-2 zoning district and is owned by Kevin & Ken Bishop, Kevin Bishop 533 Hill Street, Whitinsville, MA 01588, Ken Bishop, Main Street, Bolton, MA.

Kevin Quinlan read the public hearing notice. Assigned to this hearing were Thomas Hansson, William Corkum, Randy Kibbe, Cindy Donati and Kevin Quinlan.

Mr. Bishop explained to the board that it would be economical for his family to live in the existing house that is over 200 years old and too costly to repair, it would be most cost effective to build a new modular home. He is asking for a temporary variance to live in the existing home while demolition of the garage and the new home to be constructed in its place. Stephen Durso of 549 Hill Street an abutter was present and had a few questions about the project.

Motion was made by Randy Kibbe to close the public hearing, Seconded by Kevin Quinlan, Vote 5-0 in favor.

**OLD BUSINESS:**

Guerriere & Halnon, Inc. representing John Nogueira, Property owner requesting from the Board a extension of a previously approved permit (18-V-14); (01-V-15) for the construction of a single family home on Moon Hill Road.

Kevin Quinlan read the public hearing notice. Assigned to this hearing were Thomas Hansson, William Corkum, Randy Kibbe, Cindy Donati and Kevin Quinlan.

Karina Quinn was present and representing Guerriere & Halnon for Moon hill Road. Karina explained that there this was a pre-approved permit that had expired. This has been recently approved with the Board of Health for a Perk test and The Conservation Commission has issued conditions.

Randy Made a Motion to close the Public hearing, Seconded by Bill Corkum, Vote 5-0 in favor.

Discussion and decisions:

**Providence 540 LLC:**

The Board feels these are all pre approved with no changes making a improvement on this property and votes went as follows:

**23-V-15:** Motion made by Randy Kibbe to grant the variance, seconded by Kevin Quinlan, Vote 5-0 in favor

**24-SP-15:** Motion was made by Randy Kibbe to grant the Special Permit, Seconded by Kevin Quinlan Vote was 5-0 in favor.

**25-V-15:** Motion was made by Randy Kibbe to grant the variance, Seconded by Cindy Danoti Vote was 4-1 in favor.

**26-V-15:** Motion was made by Randy Kibbe to Grant the variance for two principal uses, Seconded by Cindy Danoti, Vote 5-0 in favor.

**01-V-16:** Kevin Bishop 533 Hill Street, Motion was made by Randy Kibbe to deny the variance this is stated clearly in the by-laws that it is not allowed, Seconded by Bill Corkum, Vote 5-0 in favor.

**18-V-14 & 01-V15: Moon Hill Road,** Motion was made by Cindy Danoti to extend the previously approved variances for Moon Hill Road, Seconded by Randy Kibbe, Vote 5-0 in favor.

There being no further business, the meeting was adjourned.

Attested by,

Deborah Rosebrooks  
Administrative Assistant

**THESE MINUTES ARE SUBJECT TO THE APPROVAL OF THE ZONING BOARD  
OF APPEALS**