



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

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16 MAY 13 AM 9:23

NORTHBRIDGE TOWN CLERK  
DOREEN A. GERSHNE

Approved on 5/12/14

ZONING BOARD OF APPEALS

MINUTES OF MEETING

APRIL 14, 2016

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

William Corkum

Kevin Quinlan

Cindy Donati

Doug Curving

Also present was Deborah Rosebrooks, Administrative Assistant.

Absent from this meeting was Randy Kibbe

*A motion was made by William Corkum to approve of the minutes of March 10, 2016. The motion was seconded by Kevin Quinlan and the vote was 4-0 in favor.*

Anthony Peloquin has requested that his hearing scheduled for this evening be postponed until the May 12, 2016 Meeting. The Boards request him to have his property surveyed and Heritage Design has not completed the survey yet. The Board agrees to postpone.

**PUBLIC HEARING: (02-SP-16) ROSALIE SCHWEINFURTH APPLICANT**

This hearing was held to consider the petition of Rosalie Schweinfurth, 4663 Hotspur Drive, Colorado Springs, Colorado 80923 for a Special Permit (02-SP-16) pursuant to Article V, Section 173-18.1 of the Town of Northbridge Zoning By-laws, Retreat Lots, in order to allow the construction of a single family home.

The property is located on North Main Street, shown on Assessor's Map 6 as Parcels 2 consisting of 9 acres, with 57.96 feet of Frontage. The property is located in a Residential-2 zoning district and is owned by Rosalie Schweinfurth.

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

Attorney Henry Lane was speaking on behalf of Rosalie Schweinfurth. Mr. Lane explained that Ms. Schweinfurth inherited this property a few years back and presently lives in Colorado and has no intention of coming back to this area. Ms. Schweinfurth has a potential buyer for this property who will need a special permit for a retreat lot to put a single family home on it. The property has no public utilities and has 57' of frontage.

Mr. Alvin Youngsma of 269 West Main Street abuts this property and has some concerns on drainage. Mr. Youngsma already has drainage problems now and does not want to have more issues with a possibility of a driveway that could bring a bigger drainage problem to his property. Mr. Youngsma says his property is the low spot; Mr. Lane states that the property being discussed slopes down toward the water, but would have no problem with putting a berm in on the North of the driveway from the N. Main Street entrance and continuing to the back of Mr. Youngman's house.

A motion was made by Bill Corkum to close the public hearing, the motion was seconded by Kevin Quinlan and the vote was 5-0 in favor.

After a brief discussion the board feels the property should not be divided any further, one single family home is sufficient and the berm is necessary for drainage from the road to the back of Mr. Youngsma's property. The property does meet the frontage requirements.

A motion was made by Kevin Quinlan to Grant the petition for a Special Permit (02-SP-16) for North Main Street for a retreat lot for single family home with the following conditions: 1. The property can be no further divided, 2. There will be a berm put in on the North side of the driveway from North Main Street to the back of Mr. Youngsma's property. The motion was seconded by Cindy Donati and the vote was 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 BOARD OF  
APPEALS (Minutes approved on \_\_\_\_\_)**