



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, September 15, 2016

Chaffins Recreation Association

Robert Tinning, Jr.

Case No. SP-1608

The Zoning Board of Appeals held a public hearing on Thursday, September 15, 2016 at 7:00 p.m. in Memorial Hall in the Town Hall on the Petition of Chaffins Recreation Association and Robert Tinning, Jr. for property located at 475 Main St. for a SPECIAL PERMIT to allow for an amendment and expansion on a non-conforming use of a baseball/recreation field.

Members in attendance: R. Spakauskas, S. Annunziata, J. Deignan, R. Fraser, and R. Butler.

R. Spakauskas reviewed the procedures for the hearing and the Secretary read the application aloud along with two (2) letters received with additional comments. The first letter received was from the Holden Department of Public Works signed by Isabel McCauley, Senior Civil Engineer, dated September 13, 2016 stating:

1. The Assessor's records show the address is 459 Main St, Map 211/Parcel 1. The address 475 Main St. does not exist in the assessor's database.
2. The proposed parking area appears to trigger the Stormwater Bylaw applicability criteria showing a disturbance of approximately 96,000sf from the plan provided. The increase of impervious area shall comply with the Massachusetts Stormwater Management Standards.
3. Recommend a traffic impact study be completed by a qualified engineering firm.

The 2nd letter was received from the Holden Fire Department signed by Chief Jack Chandler, dated August 29, 2016, stating that all driveways, gates, and access roads must be wide enough for the fire department ambulances and engines to pass through safely.

Attorney Jeffrey Rosario Turco, representing the petitioners, addressed the board seeking a special permit to allow for the reconfiguring of the existing baseball/recreation field with the goal of adding a 3rd baseball field. He stated that DCR has begun the process to review the application and is in support of it. Larry Greene, the project's architect, accompanied Atty. Turco in the discussion proposing to add a retaining wall for viewing and to add an additional parking lot using an existing curb cut. R. Fraser questioned the number of current parking spaces. L. Greene stated the lot currently has 115 parking spaces and if this plan gets approved the total could reach up to 179 spaces. The proposed plan is recommending 3 entrances/exits in the park, all illuminated. R. Fraser expressed concern about parking lot lights, headlights, etc. for the neighboring homes located on the Worcester-side of the property. He asked they consider more vegetation, a stockade fence or similar.

Mr. John Meyer of 45 Chapin Rd and Mr, Jeff Zottoli of 404 Main St stated that for many, many years the CRA and Chaffin Pond has been used for other recreational activities such as boating, fishing, skating, boat parking etc. not just baseball. J. Zottoli and J. Meyer also expressed their concern about access to the pond. Both gentlemen asked if this proposed plan will continue to include other recreational activities. Atty. Turco stated he will check on deed restrictions and will contact J. Zottoli. There was mention that on the 1st Tuesday of each month the CRA holds a meeting at 7PM in Alden Labs to discuss community interests for the CRA Center and anyone is welcome to attend.

In summation, Atty. Turco asked the board to support the Special Permit as the proposed plan would be good for the community and advantageous for everyone in the neighborhood.

There were no further comments or questions and R. Spakauskas thanked everyone and continued with a review of the appeal period. R. Fraser made a motion to vote and R. Butler seconded.

The Board unanimously voted 5-0 with the following conditions:

1. Provide a buffering of 180' from street
2. Down-shading on lamp lights with approval of HMLD
3. Provision to provide water access in the parking area B located behind outfields 1 & 2 subject to ConCom, DCR, and Environmental Affairs approval
4. Completion of a traffic study by an engineering firm

The public hearing was closed at 7:20 p.m.

Ronald E. Spakauskas, Chairman