



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, August 25, 2016

Thomas and Judith Thomson

Case No. V-1608

The Zoning Board of Appeals held a public hearing on Thursday, August 25, 2016 at 7:00 p.m. in Memorial Hall in the Town Hall on the Petition of Thomas & Judith Thomson for property located at 13 Highland Avenue for a VARIANCE for relief from area requirements in the R-2 zoning district.

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 a memo from the Planning Board signed by Pamela Harding, Director of Planning & Development, dated July 18, 2016. The memo stated the Planning Board's recommendation against the application because neither lot conforms to current zoning regulations and believe there was ample opportunity and notice given to rectify the situation.

The petitioner, Ms. Judith Thomson addressed the board seeking relief from the board to have the lot be considered buildable. She stated the lot was previously used for a tennis court which has since been taken down and is currently a vacant lot, has sewer and water connection and a curb cut-out to support residential development. The petitioner stated they did not receive notice of the zoning change from R-15 to R-2 in 2000.

R. Fraser stated he is inclined to agree with the Planning Board. J. Deignan stated he has no problem allowing a house to be built on this lot.

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 S. Annunziata seconded. The Board unanimously voted 5-0 with no conditions.

The public hearing was closed at 7:15 p.m.

Ronald E. Spakauskas, Chairman