



# TOWN OF HOLDEN

1196 MAIN STREET  
HOLDEN, MASSACHUSETTS 01520

TELEPHONE (508) 210-5540  
Facsimile (508) 829-0252

## ZONING BOARD OF APPEALS PUBLIC HEARING, April 16, 2020

**Thien Phan**

**Case No. V-2002**

The Zoning Board of Appeals held a remote public hearing on Thursday, April 16, 2020 at 7:15 p.m. on the Petition of Thien Phan for a VARIANCE for property located at 1062 Main Street for relief from the side yard setback requirements for an addition. The remote meeting is consistent with Governor Baker's Executive Order, dated April 3, 2020, to amend the Open Meeting Law requirements in accordance with the State of Emergency prohibiting public gatherings as a result of the COVID-19 pandemic.

Members in attendance: R. Spakauskas, S. Annunziata, J. Deignan, D. George (1<sup>st</sup> Alternate), and B. Meljac (2<sup>nd</sup> Alternate)

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, A. Wolcott – 51 Boyden Rd

R. Spakauskas opened the meeting, and reviewed the procedures for the remote meeting. The reading of the application and findings of fact were waived and the secretary read a memo received from the Department of Public Works (DPW), dated February 21, 2020. The memo stated the drainage system located in the parking lot including the catch basin and manholes is not showing in the Plot Plan. The DPW is working with the Massachusetts Department of Transportation to redirect Town's drainage that flows into the parking lot drainage and disconnect our contribution to this private system.

R. Spakauskas then asked for any Board member comments. D. George asked if the DPW has any issues with surface water or any parking lot issues. D. Lindberg stated any changes with surface water run-off does not affect or impact this request for a Variance approval. D. George asked if this will go before the Planning Board and D. Lindberg confirmed it would go before the Planning Board for Site Plan Review.

R. Spakauskas asked if sprinklers are required in this new restaurant and D. Lindberg stated that according to the plan provided with 94 total seats, sprinklers are not mandatory.

R. Spakauskas opened the hearing up to the public for comment. A. Wolcott of 51 Boyden Rd stated he joined the meeting to more clearly understand the Variance request before the Board. He was satisfied and had no questions.

The board had no other comments or questions. R. Spakauskas thanked everyone and provided a review of the appeal period. J. Deignan made a motion to vote with conditions and S. Annunziata seconded.

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

1. The addition to be built as shown on the Proposed Plot Plan dated November 27, 2019
2. Requirement of Planning Board Site Plan Review and approval

The public hearing was closed at 7:40 p.m.

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Ronald E. Spakauskas, Chairman