



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, May 21, 2020

William and Claire Peters

Case No. V-2004

The Zoning Board of Appeals held a remote public hearing on Thursday, May 21, 2020 at 7:14 p.m. on the Petition of William and Claire Peters for a VARIANCE for property located at 44 Liberty Circle for relief from the side yard setback requirements for a shed. 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, R. Fraser, F. Lonardo, D. George (1st Alternate), and B. Meljac (2nd Alternate)

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, B. Peters – 44 Liberty Circle, and A. Lamkin – 30 Liberty Circle

R. Spakauskas opened the hearing and reviewed the procedures for the remote meeting. The secretary continued with a reading of the application and findings of fact.

R. Spakauskas then invited the petitioner to address the Board. B. Peters stated his request to the Board is to be granted approval for relief of 3 ft from the side yard setback for a shed. In order to meet the normal setback requirements, he would have to move the fence/gate and does not want to do that and therefore is asking for this relief. He stated this request is not a nuisance to the neighbors nor a detriment to the Town.

R. Spakauskas asked the Board for comments or questions. S. Annunziata recommended the petitioner move the fence and place the shed 5 ft from the lot line. D. George asked about other locations to put the shed. B. Peters stated the other side of the yard has a propane tank which would not be a safe location and the topography of the lot is unique due to slope issues on the other side of the yard. R. Fraser understood the petitioner's request for 3 ft of relief and believes it to be safer to put on the side he has requested.

R. Spakauskas opened the meeting up for public comment. A. Lamkin of 30 Liberty Circle stated he has no issues on the placement of the shed presented before the Board.

The Board had no further comments or questions. R. Spakauskas thanked everyone and provided a review of the appeal period. R. Fraser made a motion to vote and J. Deignan seconded.

The Board voted 4-1 as follows: R. Spakauskas, J. Deignan, F. Lonardo and R. Fraser voted in favor with no conditions and S. Annunziata voted no/against.

The public hearing was closed at 7:57 p.m.

Ronald E. Spakauskas, Chairman