



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, July 16, 2020

Richard and Sharon Dowd

Case No. V-2007

The Zoning Board of Appeals held a remote public hearing on Thursday, July 16, 2020 at 7:06 p.m. on the Petition of Richard and Sharon Dowd for a VARIANCE for property located at 38 Parker Avenue for relief from the side yard setback requirements for a garage. 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, D. George, and B. Meljac

Others in attendance: D. Lindberg – 887 Main St, C. Perkins – Secretary, R. Dowd – 38 Parker Avenue

R. Spakauskas opened the hearing and reviewed the procedures for the remote meeting. R. Fraser made a motion to waive the reading of the application and the findings of fact; J. Deignan seconded that motion.

R. Spakauskas then invited the petitioner to address the Board. R. Dowd stated his request before the Board is asking for relief of seven feet (7') from the side yard setback for a one-car garage. The structure is a pre-fab garage and will be detached from the home.

R. Spakauskas asked the Board for comments or questions. D. George asked why not connect the one car garage to the existing garage. If not, what is the reason for the path in-between the two garages. R. Dowd stated purchasing a pre-fab garage was the most economical path and the space between the garages will be a pass-through for lawn equipment, etc.

D. Lindberg stated a pre-fab garage is allowed, the property is flat and the project makes a lot of sense.

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 D. George seconded.

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

1. Garage to be placed eight (8) feet +/- from the side yard lot line according to plot plan dated July 2, 1981

The public hearing was closed at 7:25 p.m.

Ronald E. Spakauskas, Chairman