



# TOWN OF HOLDEN

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## ZONING BOARD OF APPEALS PUBLIC HEARING, August 20, 2020

**Cynthia and John Klocek**

**Case No. SP-2004**

The Zoning Board of Appeals held a public hearing on Thursday, August 20, 2020 at 7:15 p.m. in the Holden Senior Center on the Petition of Cynthia and John Klocek for a SPECIAL PERMIT to operate a Make-up/Beauty Studio as a home occupation located at 41 January Lane.

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

Others in attendance: D. Lindberg – Building Commissioner, C. Klocek – 41 January Lane, L & P Yont – 10 January Lane

R. Spakauskas opened the meeting, reviewed the procedures and then asked the petitioner to address the board. C. Klocek requested the Board to consider granting her permission to operate a make-up business as a home operation. The business will operate out of a room in her finished basement.

R. Spakauskas asked if this room in the basement will have an additional security for safety reasons due to chemicals, etc. associated with the business and C. Klocek stated that she would add a lock to the door of the business room.

R. Spakauskas opened the hearing up for public comment. L & P Yont, of 10 January Lane, stated they came to the meeting to understand more of what the business was about. After receiving more information, they are not at all opposed to this business at the Klocek's home.

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

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

1. Business is limited to one employee
2. Business hours of operation not to exceed Monday through Friday 9:00 AM – 4:00 PM and an occasional Saturday as needed
3. Secondary security/locking required for business room in basement
4. Board will review in a year to check on any issues

The public hearing was closed at 7:30 p.m.

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Ronald E. Spakauskas, Chairman