



# TOWN OF HOLDEN

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## ZONING BOARD OF APPEALS PUBLIC HEARING, October 15, 2020

**James Ares and Maria Montague**

**Case No. SP-2006**

The Zoning Board of Appeals held a public hearing on Thursday, October 15, 2020 at 7:00 p.m. in the Holden Senior Center on the Petition of James Ares and Maria Montague for a SPECIAL PERMIT for property located at 326 Shrewsbury Street for an accessory apartment.

Members in attendance: R. Spakauskas, S. Annunziata, J. Deignan, F. Lonardo and D. George

Others in attendance: D. Lindberg – Building Commissioner, M. Montague – 326 Shrewsbury St, W & M Montague – 126 Middle Rd, S. Chatham MA

R. Spakauskas opened the meeting, reviewed the procedures for the hearing and the secretary continued with a reading of the application and findings of fact. The secretary also read a letter received from the Holden Fire Department dated, September 29, 2020 stating the entire residence including the accessory apartment must be brought up to current code requirements. The Planning Board also submitted a letter received on October 13, 2020 stating that although the addition equates to 696 square feet, the floor plan for the apartment exceeds the maximum allowance of 700 square feet.

R. Spakauskas then asked the petitioner to address the board. M. Montague stated her request before the Board is to receive approval to build an addition for an accessory apartment for her parents to live with her and her husband.

J. Deignan asked if the plan submitted shows the total living space of the accessory apartment to be 1080 square feet in total and W. Montague (applicant's father) stated that is correct. D. Lindberg confirmed that closets, hallways and stairs do not count as habitable space and is not included in the total square footage. With that said, the total square footage of the apartment is approximately 850 sf.

D. George asked the applicant if submitting a handicap accessible plan was their intention. W. Montague stated that may be a future thought but that was not the intention for this hearing. D. George recommended the applicant correct the plan to include the unfinished basement plans and request to continue this hearing until next month and M. Montague agreed.

The board had no further comments or questions. D. George made a motion to vote to continue this hearing until November 19, 2020 and F. Lonardo seconded. The Board voted in favor, 5-0, UNANIMOUS.

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

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Ronald E. Spakauskas, Chairman