



# TOWN OF HOLDEN

1196 MAIN STREET  
HOLDEN, MASSACHUSETTS 01520

TELEPHONE (508) 210-5540  
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## ZONING BOARD OF APPEALS PUBLIC HEARING, October 15, 2020

**David and Jeanette Dill**

**Case No. SP-2007**

The Zoning Board of Appeals held a public hearing on Thursday, October 15, 2020 at 7:25 p.m. in the Holden Senior Center on the Petition of David and Jeanette Dill for a SPECIAL PERMIT for property located at 6 Wayland Circle 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, C. Perkins – Secretary, D & J Dill – 6 Wayland Circle, K Whammond – 66 Cook St, Holden

R. Spakauskas opened the hearing and reviewed the procedures for the remote meeting and F. Lonardo made a motion to waive the reading of the application and the findings of fact; D. George seconded that motion. The secretary read a letter from the Holden Planning Board received on October 13, 2020 stating that the application has no planning significance and will rely on the Zoning Board's judgement to determine if the application meets the requirement for a common wall and has the appearance of a single family home.

R. Spakauskas then asked the petitioner to address the board. K. Whammond presented details on the accessory apartment for her and her daughter to occupy to be closer to her parents.

F. Lonardo asked if there will be a basement. K. Whammond stated yes, an unfinished basement is in the plan.

D. George asked the applicant to include complete building plans including the basement and a parking plan for the residence.

R. Spakauskas stated the accessory apartment looks to stand alone and asked about the required shared wall with the house. K. Whammond stated there is approximately three ft. (3 ft) of a common wall on the plans. D. Lindberg stated the intent of the bylaw is for the unit to be attached and this plan meets the bylaw.

The board had no further comments or questions. D. George made a motion to vote and S. Annunziata seconded. The Board voted in favor, 5-0, UNANIMOUS with the following conditions:

1. Submit a labeled set of basement plans with the building permit
2. Provide a parking plan for the residence

The public hearing was closed at 7:45 p.m.

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Ronald E. Spakauskas, Chairman



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- New Business/Other Business

1. Seven Saws Brewing – Paul Mulroy requested to extend the Variance for property located at 112 Industrial Drive, Seven Saws Brewery for another six-months as they continue to meet the requirements to obtain a building permit.

The Board had no comments or concerns with this request and F. Lonardo made a motion to extend this Variance for six-months to now expire on April 25, 2021; D. George seconded. The Board voted in favor, 5-0, UNANIMOUS.

2. 421 Quinapoxet St – On October 14, 2020, M. Whitehouse submitted a letter asking the Board to accept her request to withdraw her Zoning Board Variance application without prejudice until they can acquire a civil engineer to examine and make recommendations to their plan. The Board had no comments or concerns with this request and F. Lonardo made a motion to accept the letter to withdraw without prejudice and S. Annunziata seconded. The Board voted in favor, 5-0, UNANIMOUS.

The public hearing was closed at 8:10 p.m.

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Ronald E. Spakauskas, Chairman