



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, May 20, 2021

Richard Bezdegian

Case No. V-2102

The Zoning Board of Appeals opened a continued public hearing on Thursday, May 20, 2021 at 7:19 p.m. in the Holden Senior Center on the Petition of Richard Bezdegian for a VARIANCE for property located at Map 82 – Parcel 17 Main Street to allow a commercial use in an R-40 zone to construct a self-storage facility.

Members in attendance: R. Spakauskas, S. Annunziata, R. Fraser, and F. Lonardo

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, Atty. N. Ligeti – 339 Main St, Worcester, Atty. A. Wells – 1093 Main St, Holden, R. Bezdegian – 274 Oak St, Shrewsbury, K. Peterson – 2382 Main St, Jefferson, L. Greene – McCarty Engineering

R. Spakauskas opened the meeting and reviewed the procedures for the hearing. Two department letters pertaining to this Variance request were received noting the following:

A letter was received from the Department of Public Works dated March 8, 2021 stating the following:

1. Applicant must comply with the requirements of the Stormwater Management and Erosion Bylaw if the following thresholds are triggered: new impervious surfaces in excess of 5,000 sq. ft. and/or land disturbance equal to or greater than 20,000 sq. ft.
2. It should be noted that neither public water nor sewer are available within this section of town

The Planning Board submitted a letter dated March 17, 2021 recommending the Zoning Board consider prohibiting the outdoor storage of equipment such as boats, trailers and landscaping vehicles because the property is zoned residential.

R. Spakauskas asked the petitioner to address the Board. Atty. Wells, representing R. Bezdegian began describing the property, 13 acres of vacant land located at the end of Rte 122. L. Greene of McCarty Engineering also added that the plan is to add storage units on property keeping as much vegetation as possible. There will be one single driveway to enter, the property will be fenced, lighting and cameras in place. There will be a small septic system and a well on the property to support the office. The septic and well will be more than 100 ft. away from the Peterson residence. R. Bezdegian and Atty. Wells had several meetings with the immediate abutters, R. & K. Peterson of 2382 Main St and the Peterson's lawyer, Atty. Ligeti, walking the site and identifying/addressing the abutters concerns.

Atty. Ligeti stated that the Peterson's have lived in their home for many years and were initially opposed to the storage facility as a neighbor. After having several discussions with the applicant, discussing conditions

that both parties have agreed to, they have written up a document notating the conditions for the Board's review and approval to accept if the Variance is granted.

F. Lonardo recommended that any future expansion should require Zoning Board approval and J. Deignan agreed.

S. Annunziata asked if a gate will be on the driveway entrance and the applicant confirmed this would be in place. Traffic was addressed as well and the applicant believes the traffic will be light and sporadic.

R. Fraser asked about hours of operation. The hours in place will be from 7 a.m. to 9 p.m. daily. Gate will be locked at all times and cameras in place. R. Fraser expressed his concern and stated he is not in favor of this request as he doesn't think it will fit in with the feel of the residential neighborhood. Atty. Wells stated there are several commercial buildings in and around this piece of land and very few homes. He disagrees and believes a storage facility would be a good fit rather than houses and would like the Board to consider granting this request.

J. Deignan asked about how people will enter the facility and also asked how the applicant feels about the Planning Board's recommendation for no outside storage. R. Bezdegian stated it will be key code entry and his intention was to never allow outside storage of any kind. J. Deignan also asked about what units will have electricity. R. Bezdegian stated electricity will only be in heated unit where the office space will be located and not in any of the cold units.

R. Spakauskas asked that no businesses will be run out of the units and R. Bezdegian agreed.

The Board had no further comments or questions. S. Annunziata made a motion to vote with conditions and J. Deignan seconded. The Board voted in favor, 4-1 as follows: R. Spakauskas, S. Annunziata, J. Deignan, and F. Lonardo voted in favor and R. Fraser voted no/against based on belief that the parcel should remain residential with the following conditions:

1. Hours of operation 7 a.m. – 9 p.m. (7 days a week)
2. Implement conditions as referred to in letter entitled Agreed Conditions and Limitations, dated April 13, 2021 as signed by the Attorneys for Kathleen & Robert Peterson and Richard Bezdegian
3. No outside storage or outside occupations allowed
4. Any future expansions will require Zoning Board approval

The public hearing was closed at 7:50 p.m.

Ronald E. Spakauskas, Chairman