



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, June 17, 2021

Earl Massey/Riley LLC

Case No. V-2104

The Zoning Board of Appeals opened a continued public hearing on Thursday, June 17, 2021 at 7:00 p.m. in the Holden Senior Center on the Petition of Earl Massey for a VARIANCE for property located at Map 90 – Parcel 32 General Hobbs Rd for relief of lot frontage for the purpose of constructing a single driveway for one house lot.

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

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, H. Parry – 148 General Hobbs Rd, M. Ruffo – Riley LLC, E. Massey – Riley LLC, J. Smith – 24 Maple Ln, K. Doogan – 1209 Turkey St, Hardwick

R. Spakauskas opened the meeting and reviewed the procedures for the hearing. A letter was received from the Planning Board, dated June 2, 2021 stating they were aware a request for two single family homes was previously denied by the Zoning Board. The Planning Board voted unanimously that the new variance application for relief from frontage for the construction of one single family home on 9.49 acres had specific and material changes under M.G.L. Chapter 40A, Section 16 and the proposal was good land use.

R. Spakauskas asked the petitioner to address the Board. M. Ruffo of Riley LLC stated he submitted a revised plot plan per the Board's request at the last meeting noting the 50 ft. of lot frontage. E. Massey stated the new petition was submitted for one house and will need the Board's approval to grant relief of 50 ft. on lot frontage.

D. George stated the Board should recognize the new plan for one house lot and recommends the lot should not be subdivided.

R. Spakauskas asked if there is vegetation in the land area and the petitioners confirmed that there is vegetation on site.

S. Annunziata asked if there are future plans to expand in this space and the petitioner replied stating there are no future plans to do so.

F. Lonardo recommends a civil engineering report be submitted prior to issuance of certificate of occupancy to report on water run-off from the property.

H. Parry of 148 General Hobbs Rd is a direct abutter to the proposed driveway and has a concern with the excavation of this driveway as it goes right up to her lot line. She is also concerned with the very large amount of sand removal which causes concern for the neighborhood.

M. Ruffo stated the driveway will be 12 ft. wide and does not want to go up to the lot line. The petitioners and the Parry's met and made verbal agreements which they will abide by all conditions discussed.

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

1. Zoning Board approval for one house only and lot to not be further subdivided
2. Prior to issuance of Certificate of Occupancy, a civil engineering report is required to report on water run-off from the property

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

Ronald E. Spakauskas, Chairman