



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, June 17, 2021

John Rey & Shelly Taft

Case No. SP-2104

The Zoning Board of Appeals held a public hearing on Thursday, June 17, 2021 at 7:30 p.m. in the Holden Senior Center on the Petition of John Rey and Shelly Taft for a SPECIAL PERMIT for property located at 62 Appletree Lane to own chickens on their property.

Members in attendance: R. Spakauskas, S. Annunziata, R. Fraser, B. Parry and D. George

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, J. Rey – 62 Appletree Lane

R. Spakauskas opened the meeting and reviewed the procedures for the hearing and the secretary read the application and findings of fact.

The petitioner, J. Rey then addressed the board. J. Rey stated his request before the board is to receive approval to own chickens on his property for personal use only. The coup is enclosed for the chicken's protection and is attached to the shed located in the backyard. He stated that the chicken coup is 6 ft from neighbors and at least 100 ft from the front yard.

R. Spakauskas stated he doesn't see any problems with this request and has no problem with the size of the shed. S. Annunziata asked the applicant if he had ever raised chickens and J. Rey stated he raised 24 chickens at his previous home but will be raising about 10 chickens at this residence. R. Fraser stated roosters are prohibited and the applicant understood. R. Fraser also stated the hedge in the yard is good shading and shielding. D. George stated this application should be a Variance, not a Special Permit and D. Lindberg stated that the Board has always received a Special Permit request for chickens because a Variance requires the finding of fact for hardship and that does not apply in this case. D. George stated the bylaw is outdated and the Planning Board needs to revise this bylaw.

The Board had no further comments or questions. R. Fraser made a motion to vote and S. Annunziata seconded. The Board voted to APPROVE with no conditions by a vote of 4-1 as follows: R. Spakauskas, R. Fraser, S. Annunziata, and B. Parry voted in favor and D. George voted no/against on his belief of this bylaw to be antiquated.

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

Ronald E. Spakauskas, Chairman