

# TOWN OF HOLDEN

1196 MAIN STREET  
HOLDEN, MASSACHUSETTS 01520

TELEPHONE (508) 210-5540  
Facsimile (508) 829-0252

## ZONING BOARD OF APPEALS PUBLIC HEARING, June 17, 2021

**Mark LeBlanc**

**Case No. V-2106**

The Zoning Board of Appeals held a public hearing on Thursday, June 17, 2021 at 8:00 p.m. in the Holden Senior Center on the Petition of Mark Leblanc for a VARIANCE for property located at 28 Glenwood Street to reconfigure lots one and two to improve pre-existing, non-conforming conditions.

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

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, M. LeBlanc – 24 Glenwood St, M. LeBlanc – 22 Grenier Avenue, Webster, D. Kelley – 30 Glenwood St

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

A letter was received from the Department of Public Works dated June 8, 2021, stating the applicant must apply for dedicated water and sewer connection permits for 28 Glenwood St. The water connection shall be installed by tapping the water main on Glenwood St and placing a curb box approximately less than a foot from the ROW on the property. The sewer connection shall be installed by extending the existing stub located on Lot 1 (24 Glenwood St).

R. Spakauskas asked the petitioner to address the Board. The petitioner, M. LeBlanc stated he is asking for Board approval to improve the lot lines on 24 Glenwood St and 28 Glenwood St in order for 28 Glenwood St not to encroach on 24 Glenwood St as the submitted plan shows. D. Lindberg stated that these homes were built as cottages in the 1920's and with Board approval we can certainly make the situation better. D. George believes that two Variances are needed, one for each property and the Board agreed.

Questions on water and sewer easements from abutter D. Kelley of 30 Glenwood St were discussed.

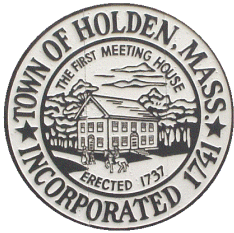
The Board had no further comments or questions. S. Annunziata made a motion to vote and D. George seconded. The Board voted in favor 4-0, UNANIMOUS with the following conditions:

1. Water and sewer permits must be submitted for 28 Glenwood Street as per the Department of Public Works (DPW) memo dated June 8, 2021
2. Owner of 24 Glenwood Street must also record a Variance with the Worcester Registry of Deeds

The public hearing was closed at 8:25 p.m.

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Ronald E. Spakauskas, Chairman



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## ZONING BOARD OF APPEALS PUBLIC HEARING, June 17, 2021

- New Business/Other Business

1. **Chaffins Recreation Association (CRA)** – The Board received a letter from Chaffins Recreation Association dated, May 25, 2021, requesting an extension to the Special Permit granted to the association and expiring in May 2021.

D. Lindberg stated that the CRA is very serious about this project and are continuing to work with the necessary departments to receive approvals. Granting a two-year extension for this project would be great.

The Board discussed and voted unanimously 5-0 to extend the Special Permit to now expire on May 16, 2023.

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Ronald E. Spakauskas, Chairman