



TOWN OF HOLDEN

1196 MAIN STREET
HOLDEN, MASSACHUSETTS 01520

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

ZONING BOARD OF APPEALS MEETING, MAY 16, 2019

Chaffins Recreation Association

Case No. SP-1902

The Zoning Board of Appeals held a Continued Public Hearing on Thursday, May 16, 2019 at 7:23 p.m. in the Holden Senior Center on the Petition of Chaffins Recreation Association for a Special Permit to allow for reconfiguring and expansion of pre-existing baseball/recreational fields for property located at 459 Main St.

Members in attendance: R. Spakauskas, J. Deignan, R. Fraser, S. Annunziata, R. Butler, (1st Alternate)

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, S. Verrier – 737 Salisbury St, B. Moore – 61 Jennifer Dr, B. Tanning – 64 Crestview Dr, J. Turco – 378 Broadway, Chelsea, MA, C., J., & J. Flynn – 220 Parker Ave, L. Jewers – 19 Clearview Rd, D., M., D., & K. Jardine – 167 Parker Ave, R. Conrad – 5 Explorers Way, D. Fournier – 277 Holden St, B. Charbonneau – 275 Holden St, P. Roy – The Landmark, F., P., A. Keane – 28 Ottoson Way, A. & A. Barnes – 33 Cook St, M., MJ., C. & J. Bristol – 79 Jordan Rd, C. Lemoine – 7 Crestview Dr, Rutland, R. Ganesan – 457 Shrewsbury St, J. Meyer – 45 Chapin Rd, T. Johnson – 81 Dawson Rd, Worcester, J. Asaiante – 6 Pond St, Paxton, K. & A. Newell – 71 Nichols St, J. Wheeler – 75 Highland St, J. Afonso – 63 Elmwood Ave, K. Michaud – 50 Jordan Rd, C. Erali – 432 Quinapoxet St, R. Horgan – 2 Marilyn Dr, Auburn, D. Westerback – 160 Elmwood Ave, R. Chaplin – 7 Cheryl Ann Dr, Rutland, L. Brewer – 156 Main St, Rutland, P. Thompson – 455 Brook St, Clinton, R. Vaughn – 44 Chapel St, J. Zottoli – 404 Main St, S. Jenkins – 361 Main St, J. Berube – 435 Highland St, E. Johansen – 70 Walnut Terr, J. Shaw – 74 Winthrop Ln, D. Lambert – 1 Hawthorne Rd, C. Shustak – Box 383, J. Firmin – 104 Bullard St, S. Doherty – 21 Moscow Rd, S. Xenos – 53 Mixter Rd, R. Case – 38 Preservation Ln, M. Dennis – 15 Cypress Cir, R. Sachse – 49 Wood St, R. Williams – 435 Main St, S. Stowe – 154 Blair Dr

R. Spakauskas opened the meeting, reviewed the procedures for the hearing, and the secretary read the application as well as the findings of fact. The Secretary continued with the reading of four (4) letters received, two of which received from the Worcester County League of Sportmen's Clubs and R. Ganesan of Holden in support of continued recreational pond access at Chaffin Pond. The Holden Fire Department submitted a letter dated March 20, 2019, stating their request for a maintained path of at least ten feet (10') wide as well as requesting a turnaround at the end of the path, large enough for an ambulance to maneuver. The pathway must be constructed in a manner in which supports the weight and size of the apparatus. The Fire Department would also like to see a signage and a locked gate with a KNOX padlock at the start of the emergency path to prevent the use of non-authorized vehicles.

The final letter received from the Department of Public Works dated May 16, 2019, stated the following:

1. The proposed parking area appears to trigger the Town Stormwater Bylaw applicability criteria. A disturbance of approximately 96,000 sf was estimated from the plan provided. The increase of impervious and new field areas shall comply with the MA Stormwater Management Standards.
2. An Access Permit from the MA Department of Transportation is required for the new driveway to Main St.
3. We recommend adding the water service line for the building to the plans to evaluate any potential conflicts with the new design.

R. Spakauskas then invited the petitioner to address the board. Atty. Turco stated in September 2016, the Zoning Board approved this Special Permit but the process had taken longer than expected to get started and that permit had since expired. They are appearing before the Board to request granting this Special Permit again to begin the work on the fields. They submitted a revised plan on May 14, 2019 to the Board noting the path is now ten ft. (10') wide and the addition of the lockbox at the emergency gate per the Fire Department's request. B. Tinning stated Chaffins Recreation Association (CRA) is to serve the needs of Holden Baseball and the community. Atty. Turco stated they have no intentions of blocking or closing the path but there will be restrictions of hours during baseball activity for safety reasons and these hours will be up to the CRA to set. There will be handicap parking available in the parking lot but not in the turnaround path.

R. Spakauskas stated there is another access to the pond on Gail Dr. in case the hours are restricted at the time access is wanted.

S. Annunziata asked if they considered moving the field to where the proposed parking lot is located. B. Tinning stated they did consider this but would be a more complicated process and would not be cost effective.

R. Fraser stated the curb cut for the driveway to enter/exit the field is in a very dangerous location and Atty. Turco stated Mass DOT is requiring the driveway to be placed there.

R. Spakauskas opened the hearing for public comment.

J. Meyer of 45 Chapin Rd stated he does not want restrictive hours to access Chaffin Pond. B. Tinning stated the CRA serves approximately 435 children and during baseball activity the path will be closed for the safety of the children.

R. Williams of 435 Main St expressed his concern regarding noise and what is being done to protect his property. Att. Turco stated a six ft (6') fence will be put up with a landscape buffer. A down-shading of lights will also be installed.

J. Zottoli of 404 Main St stated his family has had a lifetime of activities, fishing, hunting, trapping at Chaffin Pond and appreciates the CRA for keeping access to the pond available to the residents.

P. Keane of 28 Ottoson Way and of Boy Scout Troop 180, stated he is working on his Eagle Project at the CRA facility installing a new ramp 10'x25' to the pond. He has spent 45 hours of time working on this project and is very excited about it and is looking forward to no more mudslides in the future. R. Spakauskas, ZBA Chair, told P. Keane the Board is interested to hear back from him when the project is finished.

There were no further comments or questions. R. Spakauskas thanked everyone for attending and provided a review of the appeal period.

S. Annunziata made a motion to vote and R. Butler seconded. The Board voted unanimously to APPROVE the SPECIAL PERMIT by a vote of 5-0 with the following conditions:

1. Provide a buffering of 180' from street
2. Down-shading on lamp lights with approval of HMLD
3. Provision to provide water access in the parking area B located behind outfields 1 & 2 subject to ConCom, DCR, and Environmental Affairs approval
4. Completion of a traffic study by an engineering firm

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

Ronald E. Spakauskas, Chairman