



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, September 21, 2023

Central Tree Realty, LLC

Case No. V-2303

The Zoning Board of Appeals held a public hearing on Thursday, September 21, 2023 at 8:05 p.m. in the Holden Senior Center on the Petition of Central Tree Realty, LLC for a VARIANCE for property located at 724 Main St. for relief of front yard setback requirements to replace the building to include a front porch.

Members in attendance: R. Spakauskas, J. Deignan, R. Fraser, and N. Kielenen

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, J. Gallant – 42 Maple St, Paxton, M. Moreno – 100 Crawford Rd, Rutland, D. George – Holden Planner

R. Spakauskas opened the meeting, reviewed the procedures for the hearing and the secretary read a reading of the application and findings of fact. R. Spakauskas then asked the applicant to address the board.

The petitioner, M. Moreno stated he is looking to move his Hearing Aid business across the street into the property located at 724 Main St. He stated his intention was to save the building but it was in too much disrepair. They have determined that they can save the foundation and rebuild a new structure to include a covered porch and have handicapped access as well. M. Moreno stated the topography of the lot has an extreme slope in the back of property and in order to build according to plans submitted with this application, they will need approval for relief of front yard setback requirements. J. Gallant, Architect, stated the relief is needed to include the porch and handicap access into the building. M. Moreno stated he wants to be part of the community and serve them as well.

R. Spakauskas opened the hearing up to the Board for comments. J. Deignan stated that this is a nice project and will improve the look of Main St.

R. Fraser confirmed that this property has a total of 16 acres and verified with the applicant that the original foundation will be saved to be built upon and the applicant agreed. R. Fraser asked with a total of 16 acres, could they move the foundation back by 30 ft and then the relief of the front setback is not needed. J. Gallant, Architect, stated that scenario is not possible due to the topography of the land and they are planning to use the same footprint and foundation. He also added there is about 2 acres of frontage along Main St. that is long and shallow to build on. The remaining acres are located behind the current structure and is unbuildable land. R. Fraser also asked if a new foundation is needed, will the site become larger and the applicant confirmed that the property will be the same footprint of the current building.

D. Lindberg, Building Commissioner, agreed that this is a bad site for moving the foundation back and would incur a financial hardship trying to build on a slope or to add enough fill to the site in order to build. R. Fraser also added that most of the commercial properties in that area of Main Street are built on fill.

N. Kielinen stated she is happy to see a new building go up. D. George agrees this site is a challenging one and stated this opportunity for commercial endeavors is important to the town.

The Board members had no additional comments or questions. R. Fraser made a motion to vote and J. Deignan seconded. The Board voted in favor 4-0, UNANIMOUS with the following condition:

1. Building to be built as submitted plan entitled "Proposed Site Plan" dated 5/16/23

The public hearing was closed at 8:31 p.m.

Ronald E. Spakauskas, Chairman