



TOWN OF HOLDEN

1196 MAIN STREET
HOLDEN, MASSACHUSETTS 01520

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

ZONING BOARD OF APPEALS PUBLIC HEARING, September 21, 2023

ML Realty Group, LLC

Case No. SP-2306

The Zoning Board of Appeals held a public hearing on Thursday, September 21, 2023 at 7:00 p.m. in the Holden Senior Center on the Petition of ML Realty Group LLC for a SPECIAL PERMIT for property located at 68 Princeton St. to replace a pre-existing, non-conforming two-family home.

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

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, T. Wiegand – 60 Princeton St, A. Loce – 9 Amherst Dr, Auburn MA, H. Mako – 86 Jordan Rd, R. Kennedy – 76 Princeton St, R&C Tenure – 67 Princeton St

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 petitioners, A. Loce and H. Mako stated they bought the property located at 68 Princeton St and would like to demolish and re-build a new two-family (duplex) home further back from the street. In order to do so, they will need the Board's approval to rebuild. The petitioners believe that building a new duplex will only increase the aesthetics of the neighborhood.

R. Spakauskas opened the hearing up to the Board for comments. J. Deignan stated that this request for a variance is a major improvement and the house setback further will also be an improvement. R. Fraser understands the situation before the Board and N. Kielinen thinks this is a great idea.

R. Spakauskas then opened the hearing up for public comment. T. Wiegand of 60 Princeton St asked if the rock wall on the property will stay or be changed in any way. The applicants stated there is no plan to change the rock wall. T. Wiegand also brought up the culvert/swale and its current condition and how it will be protected. The applicant stated they have plans to clean up the culvert and D. Lindberg, Building Commissioner stated once the building permit is submitted, it will go through a review process through several town departments including Conservation who will provide input on steps to take care of the culvert. C. Tenure of 67 Princeton St asked about an approximate timeline on this project. The applicants stated they are hoping the demolition of the structure will begin immediately and the foundation will be in by the winter.

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 conditions:

1. Rock wall to remain the same and not to be disturbed
2. Conservation Agent will provide review and guidance on culvert/swale before building permit is issued
3. No more than 30' – 40' of woods will be clear-cut behind new structure for backyard space

The public hearing was closed at 7:24 p.m.

Ronald E. Spakauskas, Chairman