

# TOWN OF HOLDEN

1196 MAIN STREET  
HOLDEN, MASSACHUSETTS 01520

TELEPHONE (508) 210-5540  
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## ZONING BOARD OF APPEALS PUBLIC HEARING, November 16, 2023

**211 Doyle LLC**

**Case No. SP-2308**

The Zoning Board of Appeals held a public hearing on Thursday, November 16, 2023 at 7:15 p.m. in the Holden Senior Center on the Petition of 211 Doyle LLC for a SPECIAL PERMIT to add one apartment to a pre-existing, non-conforming use/structure for property located at 211 Doyle Rd.

Members in attendance: R. Spakauskas, R. Fraser, J. Deignan, B. Parry, B. Diehl

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, Atty D. O’Neill – 699 Pleasant St Worcester, C Graham – 15 Harrington Dr, M. Shindle – 1400 Newbury Dr

R. Spakauskas opened the hearing and R. Fraser made a motion to waive the reading of the application; J. Deignan seconded. R. Spakauskas read the letter received from the Holden Fire Department dated November 8, 2023 stating the following:

- The Fire Department generally does not have any concerns with adding one apartment on this property
- All IBC/IRC 9<sup>th</sup> ed., 527 NFPA 1.00 code and M.G.L. requirements shall be followed

R. Spakauskas opened the meeting and asked the petitioner to address the Board. Atty O’Neill, representing M. Shindle, stated that the owner of 211 Doyle Rd came before the board in March 2022 and received approval to build an apartment onto this property. They have returned to the Board to now receive approval on a revised set of plans for a smaller addition for it was determined that the original plan was more space than what is needed.

Atty O’Neil submitted a letter to the Board rescinding the approval of the ZBA Decision made on March 17, 2022. He stated this change of plans is a good use of the property and hopes the Board will consider approval on this proposed change as it meets all the setback requirements.

J. Deignan made a motion to accept to rescind the previous decision (SP-2203) and R. Fraser seconded. All in favor, 5-0 UNANIMOUS.

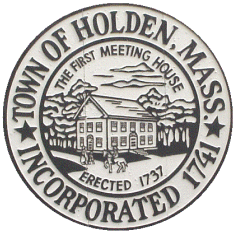
The applicant then discussed the plans for the revised addition which is smaller in-scale and better for the owner of the property. He stated the greenhouse will remain to propagate plants.

The Board had no further questions or comments. R. Fraser made a motion to vote on (SP-2308) and B. Parry seconded. All in favor, 5-0 UNANIMOUS with no conditions.

The public hearing was closed at 7:35 p.m.

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Ronald E. Spakauskas, Chairman



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## ZONING BOARD OF APPEALS PUBLIC HEARING, November 16, 2023

- New Business/Other Business

1. **Silvio Annunziata** – R. Spakauskas stated that the Town Manager's Office received Silvio's resignation letter on November 10, 2023. Silvio has served on the Board since 1990 and is honored to have served on the Board of Appeals for the Town of Holden. The Board accepted Silvio's resignation and appreciates his dedication to the Board for over 30 years.

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Ronald E. Spakauskas, Chairman