



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, December 14, 2023

Wingspan Properties LLC

Case No. SP-2309

The Zoning Board of Appeals held a public hearing on Thursday, December 14, 2023 at 7:25 p.m. in the Holden Senior Center on the Petition of Wingspan Properties for a SPECIAL PERMIT for an accessory apartment on a new home to be constructed for property located at 261 Fisher Rd.

Members in attendance: R. Spakauskas, R. Fraser, N. Kielinen, B. Diehl, and B. Parry

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, C. Klocek – 41 January Ln, L. Jasyph, M. George – Wingspan, A&S Pierce – 344 Elmwood Ave, S. Sullivan – 385 Elmwood Ave, B. George – Wingspan, K. Dentino – 367 Elmwood Ave, E. Duval – 63 Vista Circle, P Blomquist – 283 Main St, C&A Resca – 261 Fisher Rd

R. Spakauskas opened the meeting, reviewed the procedures for the hearing and the secretary read the application and findings of fact. A letter from the Dept. of Public Works was received on December 11, 2023 and was read as follows: Sewer is currently unavailable at 261 Fisher Rd. If there is already an approved septic system plan on file for this property, it should be reviewed by the Board of Health to determine if the system capacity is adequate to handle the additional flows from the proposed accessory apartment.

R. Spakauskas then asked the applicant to address the board.

M. George, of Wingspan Properties stated they are building a new home on Fisher Rd and the new owners are looking to add an accessory apartment for the in-laws to reside. The accessory apartment will be handicapped accessible/ADA compliant. D. Lindberg confirmed the square footage and the plan reflects this request to build handicapped space for the accessory apartment. M. George also confirmed that sewer is currently available, contrary to the DPW letter received.

R. Spakauskas opened the hearing for Board comments. B. Diehl reconfirmed with the applicant that sewer is available and the builder will tie in to the sewer.

R. Fraser asked if this property is on well water and the applicant stated yes, a well is on the property. R. Fraser recommended that we add the DPW letter as a condition regarding the septic and recommends not issuing occupancy without Board of Health approval. A discussion ensued between Board members and was decided to vote on adding the DPW letter as a condition.

The Board voted as follows: (4-1) R. Spakauskas, N. Kielinen, B. Diehl and B. Parry voted against adding the DPW letter as a condition due to the fact that sewer is currently available for tie-in and R. Fraser voted to add the DPW letter as a condition. The recommended condition failed and was not added.

The Board had no other comments or questions.

B. Diehl made a motion to vote and N. Kielinen seconded that motion. All in favor 5-0 UNANIMOUS with no conditions.

The public hearing was closed at 7:40 p.m.

Ronald E. Spakauskas, Chairman