



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, December 14, 2023

Wingspan Properties LLC

Case No. SP-2310

The Zoning Board of Appeals held a public hearing on Thursday, December 14, 2023 at 7:42 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 384 Elmwood Ave.

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

M. George, of Wingspan Properties stated they are building a new home on Elmwood Avenue and the new owners are looking to add a 2-bedroom 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 stated this home will have a private well and septic system.

R. Spakauskas opened the hearing for public comment. S&A Pierce of 344 Elmwood Ave are concerned that the accessory apartment can be for more than one person based on a two bedroom apartment. They also have concerns if there is a new owner and what happens with the apartment. D. Lindberg stated a 2-BR apartment is allowed under the zoning by-law and with new ownership, the new owners must appear before the Board to get approval on the accessory apartment. The current by-law states a family member must reside in the apartment.

S. Sullivan of 385 Elmwood Ave began reading a zoning bylaw and questioning the Board. It was determined by the Board that the bylaw she had was invalid and has been updated since.

K. Dentino of 367 Elmwood Ave is concerned with traffic and road conditions as well as with all the construction, it has displaced many animals from their homes.

The Board had no comments or questions.

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

The public hearing was closed at 8:05 p.m.

Ronald E. Spakauskas, Chairman