



# TOWN OF HOLDEN

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## ZONING BOARD OF APPEALS PUBLIC HEARING, October 19, 2017

**Paul & Kathleen Belair**

**Case No. V-1715**

The Zoning Board of Appeals held a public hearing on Thursday, October 19, 2017 at 7:15 p.m. in the Holden Senior Center on the Petition of Paul and Kathleen Belair for property located at 377 Bailey Rd. for a VARIANCE for relief from the front yard setback requirements for a garage.

Members in attendance: R. Spakauskas, R. Fraser, J. Deignan, and R. Butler  
Members absent: F. Lonardo and S. Annunziata

Others in attendance: David Lindberg – Building Commissioner, Carol Perkins – Recording Secretary, Paul Belair – 377 Bailey Rd

R. Spakauskas reviewed the procedures for the hearing and R. Fraser made a motion to waive the reading of the application and the findings of fact; R. Butler seconded and the motion was approved. The secretary read two (2) letters received regarding the hearing; one from Department of Public Works (DPW) and the other received from an abutter.

The letter dated October 10, 2017 from Isabel McCauley, DPW Senior Civil Engineer, stated the Town's policy is each driveway is entitled to a curb cut, per lot. This lot has an existing non-conforming horseshoe driveway which includes two curb cuts and the proposed garage shall not increase the existing number of curb cuts.

The next letter received from an abutter, Adam Egdall residing at 397 Bailey Rd, stated he and his wife have no objection and is in favor of the proposed garage.

R. Spakauskas then invited the applicant to address the board. P. Belair stated he is asking for relief from front yard setbacks to build a garage which will fit in well with the neighborhood. He acknowledged the letter received from DPW and if the proposed garage is approved, it will line up with the current driveway/curb cut.

The board members had no questions or comments. R. Spakauskas thanked everyone and provided a review of the appeal period.

R. Butler made a motion to vote and J. Deignan seconded. The Board unanimously voted 4-0 with the no conditions:

The public hearing was closed at 7:25 p.m.

## **New Business/Other Business**

### **1. Fisher Terrace Bond**

The Fisher Terrace Bond agreement expired and the Performance Agreement must be signed and notarized by a Zoning Board member. R. Fraser asked if there is sufficient money to cover the project until completion. D. Lindberg stated he will check that with P. Harding and will advise Ron when it is ready to be signed.

### **2. Mixer Rd, Map 156/Lot 1**

The new owner of this property has requested the ZBA to consider extending the variance that expired on June 29, 2017 in order to begin building in spring 2018. The members of the board requested that the owner submit a letter stating this request and the ZBA will review it at the next meeting.

### **3. Accessory Apartment Bylaw**

R. Fraser asked if the Planning Board is ready to present a change in the Accessory Apartment Bylaw at the next Town Meeting. D. Lindberg stated he will check with P. Harding and will advise the Board.

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Ronald E. Spakauskas, Chairman