



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, April 20, 2017

Tanya Biello

Case No. V-1704

The Zoning Board of Appeals held a public hearing on Thursday, April 20, 2017 at 7:00 p.m. in the Holden Senior Center on the Petition of Tanya Biello for property located at 66 Wilde Willow Dr. for a VARIANCE for relief from rear and side yard setback requirements for a shed.

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

Others in attendance: Carol Perkins (Recording Secretary)

R. Spakauskas reviewed the procedures for the hearing and the secretary read aloud the application and the findings of fact. The petitioner, Tanya Biello, then addressed the board stating her reason for being before the board was to ask for relief from the setback requirements in order to place a shed 5 ft. from the rear and 5 ft. from the side yard property lines.

F. Lonardo asked about placing the shed on the opposite side of the yard and T. Biello stated that side slopes off and there would be a need for a retaining wall which would be more costly. F. Lonardo stated he would prefer the shed not be so close to property lines as is proposed and asked the homeowner if they would agree to 6 ft. off the side and rear yard lot lines. T. Biello agreed and also stated the shed will be placed on gravel.

Maria Sudar, of 72 Wilde Willow Dr, stated she has been a resident in her home for 42 years and is a neighbor of T. Biello. M. Sudar objected to T. Biello's request to place the shed 5 ft. from the rear and side yard setbacks as she feels this is too close to the lot lines and her garden. M. Sudar stated if the board approves this request, the shed will obstruct her view of the garden. T. Biello stated her intention to place this shed on her property is not to inhibit views. T. Biello added, this is an aesthetically pleasing shed and is not impeding on her neighbor's property.

F. Lonardo recommended the applicant re-write the Findings of Fact (#1) regarding the topography of land. The board members had no further comments or questions regarding this request. R. Spakauskas thanked everyone and provided a review of the appeal period.

S. Annunziata made a motion to vote and F. Lonardo seconded. The Board unanimously voted 5-0 with the following conditions:

1. The shed is a 12' x 16' one story structure
2. The shed is placed 6 ft. off the side and rear lot lines

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

Ronald E. Spakauskas, Chairman