



# TOWN OF HOLDEN

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## ZONING BOARD OF APPEALS CONTINUED PUBLIC HEARING, September 21, 2017

**Boylston CP, LLC**

**Case No. SP-1704**

The Zoning Board of Appeals held a continued public hearing on Thursday, September 21, 2017 at 7:00 p.m. in the Holden Senior Center on the Petition of Boylston CP, LLC for a SPECIAL PERMIT to allow four (4) two-family dwelling units on four lots, not in a cluster, in the R-10 zoning district extending Torrey Lane.

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

Others in attendance: David Lindberg – Building Commissioner, Carol Perkins – Recording Secretary, Randy & Cindy Curtis – 7 Torrey Lane, Meghan & Marcus Tate – 42 Sandy Glen Dr, Mark Fullen – 36 Sandy Glen Dr, Jim Haynes – Project Developer, and John Grenier – Design Engineer

R. Spakauskas reviewed the procedures for the hearing. R. Butler signed and submitted the Mullins form due to his absence at the July 20, 2017 meeting in order to be included in today's vote stating he has reviewed the written documents from that meeting. R. Spakauskas then asked J. Grenier to address the Board on any new developments since the last meeting.

J. Grenier stated he has met with the Planning Board and have addressed some of their concerns and will continue to work with them. They have revised the driveway curb cuts by consolidating the duplex driveways. J. Deignan asked if they have met with the abutters. J. Grenier stated they have not met with the abutters but do want to be good neighbors. R. Fraser asked if the driveways have been reduced on Lot 1 and 6. J. Grenier stated the driveways have been reduced down to 24 ft. in width. R. Fraser also asked if this is a public way and J. Grenier answered yes, he has confirmed with the surveyor that Torrey Lane is a public way.

R. Spakauskas then opened the hearing up for public comment.

M. Fullen of 36 Sandy Glen asked what the homes will look like. J. Grenier replied the 1<sup>st</sup> floor will include kitchen, den, living room and the bedrooms will be on the 2<sup>nd</sup> floor.

M. Tate of 42 Sandy Glen Dr. asked about the infiltration basin location. J. Grenier stated they have shifted the basin toward the north and will have a wooded buffer north to south. A fence will be installed with a gate for access and an emergency spillway has been added. There will be a Homeowners Association that will take care of landscaping, plowing and maintaining the basin which will be recorded with the Registry of Deeds. R. Spakauskas stated the recording of documents with the Registry should be made a condition at the time of the decision.

C. Curtis of 7 Torrey Lane stated they are very pleased with the proposed plans. M. Fullen responded that his concern is the additional number of people in the very small neighborhood.

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

R. Butler made a motion to vote and R. Fraser seconded. The Board unanimously voted 5-0 with the following conditions:

1. The driveways to new buildings must be built in accordance with revised plan entitled "Torrey Lane South" Definitive Plan, dated September 8, 2017
2. The Homeowner Association documents will be submitted to the Planning Board and recorded with the registry of Deeds

The public hearing was closed at 7:20 p.m.

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Ronald E. Spakauskas, Chairman