



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, February 16, 2017

Mitchell and Tracie Cahan

Case No. V-1702 & SP-1701

The Zoning Board of Appeals held a public hearing on Thursday, February 16, 2017 at 7:15 p.m. in the Holden Senior Center on the Petition of Mitchell and Tracie Cahan for property located at 64 Greenwood Parkway for a VARIANCE for relief from side yard setback requirements for an addition and a SPECIAL PERMIT for an accessory apartment.

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

R. Spakauskas reviewed the procedures for the hearing and the secretary read a memo from the Fire Department stating that they require the original house be brought up to current residential fire codes and the accessory apartment and the original dwelling be fully interconnected with a smoke/carbon monoxide detector system. The petitioner, Tracie Cahan, then addressed the board.

T. Cahan stated that her family currently resides in the home and are requesting that the board consider granting them a variance on the side yard setback requirements in order to add an addition for an accessory apartment for Tracie's parents to reside.

D. Lindberg stated that the accessory apartment must be registered by the Worcester Registry of Deeds and only blood relatives may reside there.

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 B. Butler seconded. The Board unanimously voted 5-0 with the following conditions:

1. The Declaration of Covenants is recorded with the Worcester Registry of Deeds prior to occupancy
2. That Tracie Cahan's parents are the occupants of the accessory apartment
3. The Fire Department requires the original house be brought up to current residential fire codes and the accessory apartment and the original dwelling be fully interconnected with a smoke/carbon monoxide detector system

The public hearing was closed at 7:30 p.m.

Ronald E. Spakauskas, Chairman