



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, May 18, 2017

Alexandra Weill & Kyle Javorsky – Crossfit Synthesis

Case No. V-1707

The Zoning Board of Appeals held a public hearing on Thursday, May 18, 2017 at 7:00 p.m. in the Holden Senior Center on the Petition of Alexandra Weill & Kyle Javorsky for property located at 789 Wachusett St. (Holden Storage) for a VARIANCE to operate and expand a business of non-permitted use in the IQ zoning district.

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

Others in attendance: David Lindberg – Building Commissioner, Carol Perkins – Recording Secretary, Ronald Sullivan – 13 River St., and Maria DiVerdi – owner of Holden Storage

R. Spakauskas reviewed the procedures for the hearing and the secretary read the application and findings of fact. R. Spakauskas then invited the petitioner to address the board. The petitioner, Alexandra Weill stated they currently operate a gym, Crossfit Synthesis, from a 1,000 sq. ft. bay in the Holden Storage facility and is before the Board to request permission to continue to run this business and to expand into two (2) bays to accommodate their growing business. They currently hold six (6) classes per day on Monday, Wednesday, and Friday, four (4) classes on Tuesday and Thursday and one (1) class on Saturday. The classes are 1 hour with the earliest class beginning at 5:00 a.m. and the latest class beginning at 6:30 p.m. Kyle Javorsky, petitioner, stated more space is required for classes and equipment and most importantly personal safety.

F. Lonardo questioned how Crossfit Synthesis came to Holden Storage to run their business as this facility is not an allowed use for a gym. The petitioners stated Crossfit gyms look for space exactly like this due to the size of the space to accommodate the Crossfit exercise equipment. They received a business license from the State of Massachusetts and from the Holden Town Clerk's office and opened the neighborhood gym. This has been a very positive business for the community.

D. Lindberg stated the previous Building Commissioner spoke to the owners (The DiVerdi's) prior to the opening of the gym giving them permission to allow this type of business in the Storage Facility.

M. DiVerdi stated that she and her husband purchased this property and converted the space to a Storage Facility for commercial garage bays. The Town of Holden was very happy with the DiVerdi's purchase of this property and it's conversion to Storage. The DiVerdi's park their business equipment on site.

D. Lindberg also stated that the gym is tucked away in the corner of the building and there is sufficient parking on the property with one entry/exit way.

R. Sullivan from 13 River St. stated there are trucks in and out of the Storage Facility every day. He asked the petitioners how many members the gym has. The petitioners responded they have 8 people maximum in each class.

F. Lonardo stated his concern is if this use is allowed then other gyms will come. He asked the DiVerdi's to consult with D. Lindberg before allowing people to rent space in the Storage Facility.

R. Fraser stated that parking is ok but lighting may be a problem and we need to consider the surrounding neighbors.

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

J. Deignan made a motion to vote and R. Fraser seconded. The Board unanimously voted 5-0 with no conditions.

The public hearing was closed at 8:00 p.m.

Ronald E. Spakauskas, Chairman