



# TOWN OF HOLDEN

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## ZONING BOARD OF APPEALS PUBLIC HEARING, June 21, 2018

**Daniel and Kelly Doherty**

**Case No. SP-1803**

The Zoning Board of Appeals held a public hearing on Thursday, June 21, 2018 at 8:03 p.m. in the Holden Senior Center on the Petition of Daniel and Kelly Doherty for property located at 7 Shays Lane for a SPECIAL PERMIT for an accessory apartment.

Members in attendance: R. Spakauskas, S. Annunziata, J. Deignan, R. Fraser, F. Lonardo, R. Butler (1<sup>st</sup> Alternate), and David George (2<sup>nd</sup> Alternate)

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, M. George – Wingspan Properties, and D. Doherty – 57 Vista Circle

R. Spakauskas reviewed the procedures for the hearing and the secretary read the application and the findings of fact. The secretary continued with the reading of a memo received from the Holden Fire Department, dated June 4, 2018, stating that all smoke/CO detectors be interconnected with the main residence.

R. Spakauskas then invited the petitioner to address the board. M. George of Wingspan Properties stated Shay's Lane is a new development and respectfully asked the board to consider approving this request for an accessory apartment to be constructed in the basement of this new home to allow the Doherty's to care for their mother.

There were no further comments or questions. R. Spakauskas thanked everyone and provided a review of the appeal period.

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

1. This Special Permit decision to be recorded with the Worcester Registry of Deeds
2. The Declaration of Covenants to be recorded with the Worcester Registry of Deeds prior to occupancy
3. Accessory apartment to be built as floor plan presented

The public hearing was closed at 8:10 p.m.

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Ronald E. Spakauskas, Chairman