



# TOWN OF HOLDEN

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

Case No. V-1712

Case No. SP-1705

**Joseph & Elizabeth Dolak**

The Zoning Board of Appeals held a public hearing on Thursday, September 21, 2017 at 7:40 p.m. in the Holden Senior Center on the Petition of Joseph and Elizabeth Dolak for property located at 198 Meadow Wood Dr. for a VARIANCE for relief from the side yard setback requirements for a garage as well as relief from rear yard setback requirements for a pool and a SPECIAL PERMIT for an accessory apartment.

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, Joe Dolak – 198 Meadow Wood Dr, Anthony DeAcetis – 122 Barre Rd, Hubbardston

R. Spakauskas reviewed the procedures for the hearing and the secretary read aloud the application and the findings of fact. R. Spakauskas then invited the applicant to address the board. T. DeAcetis stated that the Dolak's are requesting relief from side yard setbacks for a garage, rear yard setbacks for an inground pool, and approval for an accessory apartment to take care of Robert and Johanna Blom, their elderly parents.

J. Deignan asked if the home will have 2 kitchens. T. DeAcetis answered yes. S. Annunziata asked if they would consider a smaller pool. T. DeAcetis stated this proposed size pool will be used for exercise.

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

1. An as-built plan will need to be filed showing the changes to the building footprint and the location of the pool
2. The Declaration of Covenants is recorded with the Worcester Registry of Deeds prior to occupancy
3. That Elizabeth Dolak's parents, Robert and Johanna Blom, are the occupants of the accessory apartment

The public hearing was closed at 7:55 p.m.

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Ronald E. Spakauskas, Chairman