



# TOWN OF HOLDEN

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## ZONING BOARD OF APPEALS PUBLIC HEARING, June 15, 2017

**Daniel and Carrie Golden**

**Case No. SP-1703**

The Zoning Board of Appeals held a public hearing on Thursday, June 15, 2017 at 7:00 p.m. in the Holden Senior Center on the Petition of Daniel and Carrie Golden for property located at 46 Longmeadow Avenue for a SPECIAL PERMIT for an accessory apartment.

Members in attendance: R. Spakauskas, S. Annunziata, R. Fraser, and R. Butler (Alternate)

Members absent: F. Lonardo and J. Deignan

Others in attendance: David Lindberg – Building Commissioner, Carol Perkins – Recording Secretary, Kathleen and Walter Golden – parents of Daniel Golden

R. Spakauskas reviewed the procedures for the hearing and R. Fraser made a motion to waive the reading of the Finding of Fact and the Public Hearing Notice; S. Annunziata seconded. The secretary then read a memo from the Town of Holden Fire Department stating the requirement to bring the original dwelling up to the current residential fire code and that the house and the accessory apartment be fully interconnected with a smoke/carbon monoxide detector system.

R. Spakauskas then invited the petitioner to address the board. D. Golden, petitioner, stated his request to grant the special permit for an addition of an accessory apartment for D. Golden's parents to reside. The apartment size is 700 s.f. and D. Lindberg confirmed the Golden's meet the setback requirements.

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

S. Annunziata made a motion to vote and R. Butler seconded. The Board unanimously voted 4-0, all in favor with no conditions.

The public hearing was closed at 7:10 p.m.

ZONING BOARD OF APPEALS  
PUBLIC HEARING, June 15, 2017

**Jill Siok**

**Case No. V-1710**

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The Zoning Board of Appeals held a public hearing on Thursday, June 15, 2017 at 7:15 p.m. in the Holden Senior Center on the Petition of Jill Siok for property located at 28 Arizona Avenue for a VARIANCE for relief from the front yard setback requirements for a garage.

Members in attendance: R. Spakauskas, S. Annunziata, R. Fraser, and R. Butler (Alternate)

Members absent: F. Lonardo and J. Deignan

Others in attendance: David Lindberg – Building Commissioner, Carol Perkins – Recording Secretary, Howard Hall – presenter for Jill Siok, Gerry Isaacs – 12 Montana Dr, Ben Siok – 28 Arizona Ave, Jen Kallberg – Boston, MA and Linda Ladroga – 14 Arizona Avenue

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 petitioner to address the board.

Howard Hall, a family friend, spoke on behalf of Jill Siok, regarding the variance to grant setback relief for the rebuilding of a two-car garage. H. Hall presented pictures and plans to the board supporting this request and also stated the Siok's want to be good neighbors and if this variance is granted, the new garage will make a positive impact and will improve the neighborhood.

R. Spakauskas asked if others in attendance had any comments. G. Issacs of 12 Montana Dr. was in favor of this request as he agreed it will improve the neighborhood. L. Ladroga of 14 Arizona Ave. also stated she is in support of these changes.

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

S. Annunziata made a motion to vote and R. Butler seconded. The Board unanimously voted 4-0, all in favor with no conditions.

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

ZONING BOARD OF APPEALS  
PUBLIC HEARING, June 15, 2017

New Business/Other Business

1. **Robert and Megan Case, 38 Preservation Lane (V-1709)** – Hearing date: May 18, 2017. R. Fraser asked to change the wording on the decision regarding the Board Members Vote as follows:
  - **From:** R. Fraser abstained from the vote
  - **Change to:** R. Fraser recused himself from the discussion and the vote
  
2. **Crossfit Synthesis, 789 Wachusett St (Holden Storage) (V-1707)** – Hearing date: May 18, 2017. Owners of Holden Storage – Robert and Maria DiVerdi. D. Lindberg drafted a letter to the Diverdi's regarding conditions on the Holden Storage property. The Board Members discussed enclosing a copy of the IQ Regulations with this letter. R. Butler made a motion to accept the letter with the use table to be included; S. Annunziata seconded. The Board voted 4-0, all in favor.
  
3. **Gregory Zagunis, Main St. Map 114, Parcels 58, 59** – Hearing date: May 6, 2010. The Board Members re-addressed the decision submitted on July 2, 2010 reaffirming that the decision made for the Variance covers both lots.

  
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Ronald E. Spakauskas, Chairman