



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, March 16, 2017

Greenstone Realty, LLC

Case No. V-1703

The Zoning Board of Appeals held a public hearing on Thursday, March 16, 2017 at 6:45 p.m. in the Holden Senior Center on the Petition of Greenstone Realty, LLC for property located at 7 Liberty Circle, (Wachusett Valley Estates) for a VARIANCE from the Phased Growth Bylaw to increase the number of allowed building permits for 2017 from 9 to 12 building permits and to increase the number of allowed building permits in 2018 from 9 to 15 building permits, completing the Wachusett Valley Estates Subdivision.

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

Others in Attendance: David Lindberg, Building Commissioner and Carol Perkins, Secretary

R. Spakauskas reviewed the procedures for the hearing and the secretary read the application, findings of fact, and a memo from the Fire Department stating they are against any type of new development, or increase/acceleration in existing approved developments, until such time as the Town completes a study to determine the Emergency Services needed to adequately provide services to the Town, and any action items are completed.

The petitioner, Joshua Olson, owner of Greenstone Realty, addressed the board stating his variance request to increase the number of building permits in 2017 to twelve (12) permits and in 2018 increasing the number of building permits to fifteen (15) completing the Wachusett Valley Subdivision would benefit the neighborhood and school. J. Olson respectfully requested that the board consider his request for this variance.

S. Annunziata asked how many lots are in the subdivision. J. Olson stated there are thirty-six (36) total lots, nine (9) homes to be built each year from 2016 – 2019. A total of nine homes were built in 2016 and is requesting to increase to twelve (12) building permits in 2017 and fifteen (15) building permits in 2018 finishing the subdivision a year ahead of schedule.


F. Lonardo asked if there were any issues with town water or sewer. D. Lindberg stated this project is going very well since the project began and there are no issues with accelerated building in the Wachusett Valley Estates Subdivision.

F. Lonardo commented that the Finding of Fact (#1) regarding soil and topography should be restated. D. Lindberg stated the topography drops off at Bullard St. to prevent erosion and will change the findings of fact accordingly.

The board members had no additional comments or questions regarding this variance request. 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 no conditions.

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



Ronald E. Spakauskas, Chairman