



TOWN OF HOLDEN

1196 MAIN STREET
HOLDEN, MASSACHUSETTS 01520

TELEPHONE (508) 210-5542
Facsimile (508) 829-0252

ZONING BOARD OF APPEALS PUBLIC HEARING, March 16, 2017

Scott and Shanna Hauver

Case No. SP-1702

The Zoning Board of Appeals held a public hearing on Thursday, March 16, 2017 at 6:30 p.m. in the Holden Senior Center on the Petition of Scott and Shanna Hauver for property located at 19 Autumn Circle for a SPECIAL PERMIT for an accessory apartment.

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

Others in attendance: D. Lindberg, Building Commissioner, 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 require the original dwelling be brought up to the current residential fire codes and that the accessory apartment and the original house be fully interconnected with a smoke/carbon monoxide detector system.

The petitioner, Scott Hauver, then addressed the board stating his request for approval for an accessory apartment for mother, Judith Peters, to reside. The apartment will have a full bath and kitchen and three means of egress, a walk-out basement, window and stairway to main house. Scott Hauver asked the board to consider granting his request for a special permit for an accessory apartment.

F. Lonardo asked the petitioner if he understood that a building permit is required if this request for an accessory apartment is granted. D. Lindberg stated that he and Scott Hauver met and discussed the full process.

Ken Daigle from 175 Winter Hill Rd stated his concern is if S. Hauver sells his home, this accessory apartment will become a rental unit. R. Spakauskas read the by-law regarding that any accessory apartment must be occupied by blood relatives only.

The board members had no additional comments or questions regarding this special permit 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 the following conditions:

1. The Declaration of Covenants is recorded with the Worcester Registry of Deeds prior to occupancy
2. That Judith Peters, owner's mother, is the occupant of the accessory apartment
3. The Fire Department requires the dwelling meet current residential fire codes

The public hearing was closed at 6:45 p.m.



Ronald E. Spakauskas, Chairman