



# TOWN OF HOLDEN

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## ZONING BOARD OF APPEALS PUBLIC HEARING, January 18, 2018

**Kosta Realty**

**Case No. V-1801**

The Zoning Board of Appeals held a public hearing on Thursday, January 18, 2018 at 7:00 p.m. in the Holden Senior Center on the Petition of Kosta Realty for property located at 68 Fisher Rd. for a VARIANCE to allow construction of a duplex home in an R-40 district as well as seeking a VARIANCE to reduce the minimum lot size to 25,000 square feet in order to build a duplex home.

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

Others in attendance: David Lindberg, Building Commissioner, Michael O'Brien – 48 Fisher Rd, George Kiritsy, Esq. – 294 W. Boylston St, W. Boylston, Fotini & Konstantinos Angelis – 51 Richmond Ave, Worcester

R. Spakauskas reviewed the procedures for the hearing and then read aloud the application as well as the letter submitted from the Planning Board dated January 16, 2018. The letter stated that the lot abuts a high density 40B development and to allow a prohibited use on an undersized lot does not comply with the intent of the Zoning for the surrounding neighborhood. However, the Planning Board was not in opposition of a single family home which is more fitting for the neighborhood.

A motion was made by F. Lonardo to hear the variances separately. S. Annunziata seconded and the motion was unanimously APPROVED.

R. Spakauskas then invited the petitioner to address the board. Atty. George Kiritsy restated the request to allow construction of a duplex in the R-40 district and their request to reduce the minimum lot size to 25,000 square feet and had asked the Board to consider granting this request.

R. Spakauskas opened the hearing up for public comment and M. O'Brien of 48 Fisher Rd stated he is against the duplex but is ok with building a single family home. He is overall looking forward to the lot being cleaned up.

The two Variances were voted on separately as noted below:

1. The Board voted 3-2 to DENY the USE VARIANCE to allow construction of a duplex home as follows: F. Lonardo and S. Annunziata voted in favor and R. Spakauskas, R. Fraser, and J. Deignan voted no/against based on this is not an allowed use in the R-40 zone, would be detrimental to the neighborhood, and is not a legitimate hardship.
2. The Board voted to unanimously APPROVE the VARIANCE to reduce the minimum lot size to 25,000 square feet with no conditions.

The public hearing was closed at 7:35 p.m.

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Ronald E. Spakauskas, Chairman