



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, April 20, 2017

Stephen Loring

Case No. V-1705

The Zoning Board of Appeals held a public hearing on Thursday, April 20, 2017 at 7:25 p.m. in the Holden Senior Center on the Petition of Stephen Loring for property located at 69 Lexington Circle for a VARIANCE for relief from area requirements in the R-1 zoning district.

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

Others in attendance: Carol Perkins (Recording Secretary)

R. Spakauskas reviewed the procedures for the hearing and then invited the petitioner, Stephen Loring, to address the board. S. Loring stated he purchased 2 lots in 1992, 61 Lexington Circle and 69 Lexington Circle. Due to the zoning change requirement in 2000, the two (2) lots were combined as one and is now asking the Board to consider granting his request to divide these lots back into two (2) separate lots.

R. Spakauskas asked the petitioner if he received a letter from the Town of Holden regarding the zoning changes in 2000. S. Loring stated he does not remember receiving notice of these changes. S. Loring also added that the vacant lot, 69 Lexington Circle, is stubbed for water and sewer.

R. Fraser considers this a safe request and is ok with the division of the two (2) lots.

F. Lonardo stated he is opposed to this request due to the fact that if they are divided, the two (2) lots are both now non-conforming lots (less than 40,000 sf each).

The board members had no further comments or questions. 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 voted on the variance request as follows: R. Spakauskas, S. Annunziata, J. Deignan, and R. Fraser voted in favor and F. Lonardo voted no/opposed with no conditions.

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

Ronald E. Spakauskas, Chairman