



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, September 21, 2017

Mill Pond Realty Trust

Case No. V- 0501
Case No. SP - 0508

The Zoning Board of Appeals held a public hearing on Thursday, September 21, 2017 at 7:20 p.m. in the Holden Senior Center on the Petition of Mill Pond Realty Trust for property located at 1665 Main St. for an EXTENSION of the VARIANCE and SPECIAL PERMIT granted in 2005 to enable the conversion of two existing Mill buildings into 19 and 28 condominium units.

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

Others in attendance: David Lindberg – Building Commissioner, Carol Perkins – Recording Secretary, Julian Pvostruba, Keith Beardsley, Patrick Sharkey – architect, and Atty. Leo McCabe – 26 Maple St, Holden

R. Spakauskas reviewed the procedures for the hearing and invited Atty. McCabe to address the Board. Atty. McCabe stated they are requesting to extend the variance and special permit that was granted in 2005 to resume building a total of 47 condos in the Jefferson Mill buildings to now expire on November 1, 2019. Atty. McCabe went on to say that some interior work and site work had been done previously and Patrick Sharkey, the architect, is making sure that the plans comply with any new building codes.

S. Annunziata asked why there was a delay on this project. Atty McCabe stated the delay was due to the economy and DCR application process.

R. Spakauskas then opened the hearing up for public comment.

Valerie Samson of 40 Village Way stated she has three (3) issues/concerns; Traffic, Dam and Sewer Easement. R. Spakauskas stated the sewer easement and traffic concerns fall under Planning Board site plan reviews and is not an issue for the Zoning Board. He also stated that DCR will be supervising all dam work. The topic for a utility easement for the transformer was discussed and will be set as a condition.

The board members had no further questions or comments. 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 Variance application approved on March 2, 2005 and the Special Permit application approved on April 27, 2005 has been extended to now expire on November 1, 2019
2. Owners of the property will grant a utility easement as required by the Holden Municipal Light Department (HMLD)

The public hearing was closed at 7:40 p.m.

Ronald E. Spakauskas, Chairman