

ZONING BOARD OF APPEALS/PLANNING BOARD
MEETING MINUTES
AUGUST 9, 2018
1130 Main Street, Holden Senior Center

6:38PM

Memorial Hall

Planning Board Members Present: John Michalak, Rob Ricker, Scott Carlson, Otto Lies, Mike Krikonis, Tina Stratis

Zoning Board of Appeals Ron Spakauskas, Sylvio Annunziata, Fred Lonardo, Roy Fraser, James Deignan,

Members Not Present: Jeff Head, Liz Fotos, Town Recorder

Ron Spakauskas welcomed the Planning Board. The Boards are meeting to discuss lot mergers that were affected by a zone change completed in May, 2000 doubling the lot size requirements in the R-15 and R-20 zoning districts. Fred Lonardo is against variance applications for lot mergers, he would like to make it a special permit process in place of a variance application because the application did not satisfy the hardship criteria.

David Lindberg explained he had worked with the Department of Public Works to identify lots that are in common ownership and were considered merged five years after the Zoning Bylaw change of 2000. A map and spreadsheet identifying the remaining lots in common ownership were distributed, there are only a handful of cases left. P. Harding stated she could find no evidence in the files that owners of lots held in common ownership were identified and given notice of the zone change back in 2000. R. Ricker stated his opinion has changed for the variances if there is no evidence that every individual property owner was notified of the lot merger. R. Spakauskas asked if the Bylaw change was posted in each voting district, P. Harding notified him the Clerk posts the warrant and warrant results in the districts.

R. Ricker stated you can go by precedent and continue to grant the variances due to the fact individual property owners were not given notice. S. Carlson is concerned about allowing accessory apartments on the lots. F. Lonardo said a bylaw change should occur to allow the lots to be buildable and the variance procedure was not the correct course of action and he has historically denied this type of application since 2005. There was concern about creating a new bylaw to “grandfather” lots effected by a zone change done in 2000, it was not advised by Town Counsel. J. Michalak stated they would discuss the possibility of a bylaw change at future Planning Board meetings.

The meeting adjourned at approximately 8:00 p.m.