



TOWN OF HOLDEN

1196 MAIN STREET
HOLDEN, MASSACHUSETTS 01520

TELEPHONE (508) 210-5540
Facsimile (508) 829-0252

ZONING BOARD OF APPEALS PUBLIC HEARING, March 15, 2018

Arthur & Susan Powell

Case No. SP-1801

The Zoning Board of Appeals held a public hearing on Thursday, March 15, 2018 at 7:10 p.m. in the Holden Senior Center on the Petition of Arthur and Susan Powell for property located at 54 Salisbury St. for a SPECIAL PERMIT for the expansion and conversion of a single family dwelling to a three-family dwelling.

Members in attendance: R. Spakauskas, S. Annunziata, J. Deignan, R. Fraser, R. Butler (1st Alternate), and David George (2nd Alternate)

Others in attendance: David Lindberg, Building Commissioner, John Boyce – 201 Salisbury St, Art Powell – 1256 Main St

R. Spakauskas reviewed the procedures for the hearing and R. Fraser made a motion to waive the reading of the application and findings of fact; R. Butler seconded that motion. R. Spakauskas continued to read aloud the two (2) memos received. The first received from the Department of Public Works dated February 6, 2018 stating the additional curb cut off Old Salisbury St. shall meet the standard conditions for driveways within the public right of way including the maximum width of 24-feet. The second memo was received from the Town of Holden Fire Dept. dated February 7, 2018 stating the property, including all 3 units CO/Smoke detectors be brought up to current code.

R. Spakauskas then invited the petitioner to address the board. John Boyce respectfully requested the Board to consider granting this request for the expansion and conversion of the single family home to a three-family dwelling with each unit containing 768 square feet. He also stated there would be sufficient space for parking 2 cars per unit.

D. Lindberg stated this is a great project for this neighborhood.

There were 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 R. Butler seconded.

The Board unanimously voted 5-0 with the following conditions:

1. The property, including all 3 units, be brought up to current 2015 IRC, 780 CMR, and 527 CMR 1.00 smoke and CO requirements, including but not limited to hardwired/interconnected detectors in each unit.

2. The additional curb cut off Old Salisbury Street shall meet the standard conditions for driveways within the public right of way including the maximum width of 24-feet.

The public hearing was closed at 7:25 p.m.

3. New Business/Other Business

- **Election of Officers**
 - a. R. Fraser made the motion for R. Spakauskas as Chairman of the Board and S. Annunziata seconded that motion. The Board voted UNANIMOUSLY, all in favor, 5-0.
 - b. R. Fraser made the motion for S. Annunziata as Secretary of the Board and R. Spakauskas seconded that motion. The Board voted UNANIMOUSLY, all in favor, 5-0.
- **Discussion of the Planning Board proposed amendments to the Zoning Bylaw**

The four items proposed to the Board were Area Regulations, Accessory Apartment Bylaw, and Table of Use Regulations on Marijuana Establishments, Administration and Enforcement on Marijuana. The Zoning Board reviewed these items with no further comments.

Ronald E. Spakauskas, Chairman