



TOWN OF HOLDEN

1196 MAIN STREET
HOLDEN, MASSACHUSETTS 01520

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ZONING BOARD OF APPEALS PUBLIC HEARING, December 13, 2018

Tim Quinn

Case No. V-1809

The Zoning Board of Appeals held a public hearing on Thursday, December 13, 2018 at 8:35 p.m. in the Holden Senior Center on the Petition of Tim Quinn for VARIANCES for property located at 661 Main St. for relief from the front setback requirements and relief to allow parking closer to side and rear property lines.

Members in attendance: R. Spakauskas, J. Deignan, R. Fraser, F. Lonardo, and David George (2nd Alternate)

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, David Sadowski – Clinton, MA, Tim Quinn – Worcester, MA, John Craig – Craig Construction

R. Spakauskas reviewed the procedures for the hearing and the reading of the application and the findings of fact were waived. A memo was received from the Department of Public Works dated December 3, 2018 stating the proposed site plan shows only one place for snow storage at the end of the parking section on the southeast side. Snow storage locations shall be provided for each side and rear sections of the proposed parking lot.

R. Spakauskas then invited the petitioner to address the board. T. Quinn stated his request is to build a new restaurant at the Blue Plate location identical to the current restaurant he owns in Worcester. Due to the uniqueness and unusual shape of lot, these variances are needed. He is looking for relief of 16' from front lot line and parking relief of 1' on side and rear property lines. The restaurant will have a full kitchen, full bar and seating for 87 people as noted on plans dated December 13, 2018. T. Quinn also made note that trash and snow removal will be taken off site.

D. Sadowski stated they would also be looking for 14' of relief for the placement of the sign as well. He did not submit a Variance for the sign in time before this meeting. The Board stated the applicant should submit the Variance for the sign and proceed with the required steps for approvals. D. Sadowski agreed and proceeded with the details of the restaurant plans.

J. Deignan stated that according to the plans, there is no buffer between Holden Discount Liquors and the proposed Quinn's Restaurant. R. Spakauskas stated that Adams Rd is a public road but is closed at the other end and this could re-open after DPW moves their location. D. Lindberg stated the Planning Board will be meeting on the proposed lighting plan next week. F. Lonardo recommended putting sprinklers in the restaurant even if for only 87 people. J. Craig, Contractor, stated sprinklers is a huge expense but they are looking into it and are currently getting quotes. There were no further comments.

R. Spakauskas thanked everyone and provided a review of the appeal period. R. Fraser made a motion to close the hearing and F. Lonardo seconded. R. Fraser then made a motion to vote and J. Deignan seconded. The Board unanimously voted 5-0 to APPROVE both Variances with no conditions.

The public hearing was closed at 9:30 p.m.



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ZONING BOARD OF APPEALS

New Business/Other Business

December 13, 2018

- **R.J. Paquette Soil Removal Permit for Harris Street**

The Board discussed the renewal of the soil removal permit located off Harris St. On November 15, 2018, D. Lindberg, as an agent for the Board, inspected the soil removal operation and stated it has met Board conditions. With no complaints or issues raised concerning the use of this land, the applicant is entitled to a three year extension which will now expire on December 8, 2021. R. Fraser made a motion to vote and F. Lonardo seconded. The Board voted unanimously 5-0 to approve the extension of this permit.

- **Review of 3 Parcels on Sawyer Lane (Parcel ID's 175-59, 175-62, 175-63)**

S. D'Aquila, Chairman of the Holden Agricultural Commission attended the meeting and provided information regarding the Sawyer Lane parcels that were referenced in the letter to the Zoning Board dated November 13, 2018.

- **Fisher Terrace Security Reduction Approval**

The Board discussed the memo dated November 20, 2018 regarding the Fisher Terrace Bond Calculation from the Department of Public Works to reduce the bond amount based on the work that has been completed to date. F. Lonardo made a motion to vote and D. George seconded. The board voted unanimously 5-0; all in favor.

Ronald E. Spakauskas, Chairman