

TOWN OF HOLDEN

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ZONING BOARD OF APPEALS MEETING, January 17, 2019

Brian Gabrielli

Case No. V-1808

The Zoning Board of Appeals held a meeting on Thursday, January 17, 2019 at 7:00 p.m. in the Holden Senior Center on the Petition of Brian Gabrielli for a VARIANCE that was APPROVED on December 13, 2018 and to review the written conditions within thirty (30) days of that date.

Members in attendance: R. Spakauskas, S. Annunziata, J. Deignan, R. Fraser, F. Lonardo, and Robert Butler, (1st Alternate)

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, B Gabrielli – 55 Mason Rd, Atty. Flavin – 1078 Main St

R. Spakauskas opened the meeting stating that the Board will review the conditions on the Variance approved at the December 13, 2018 public hearing. R. Spakauskas read the conditions and after the Board review, a few minor wordsmith changes were made to the conditions. The petitioner, B. Gabrielli submitted an update of the Plan of Land dated December 21, 2018 to reflect those conditions.

R. Fraser made a motion to vote on the conditions with changes and the Plan of Land dated December 21, 2018 and F. Lonardo seconded. The Board voted unanimously to GRANT the Variance to modify the Variance granted in 1978 with the following conditions:

1. Reference "Plan of Land," 55 Mason Road, Holden, MA, dated December 21, 2018 updated to include conditions #2 and #4, signed and stamped by Douglas Andrysick, Professional Land Surveyor.
2. This lot identified as Map 40/Parcel 10 must be combined with Lot 4 into one parcel. The recorded plan bearing the time/date stamp of the Worcester Registry of Deeds must be filed with the Holden Town Clerk.
3. The combined lot shall be limited to future construction of one single-family home.
4. Prior to the recording of the new site plan reflecting the release of Lot 4, a fifty foot (50 ft.) vegetative buffer around the perimeter of the current Lot 4, from reference Point A continuous counterclockwise to reference Point B, must be drawn on the plan.
5. Any future driveway construction to access the combined Map 40/Parcel 10 and Lot 4 must be in accordance with the Holden Fire Dept. guidelines with regard to width, weight capacities, and turn-around requirements (see HFD letter dated 11/27/18).

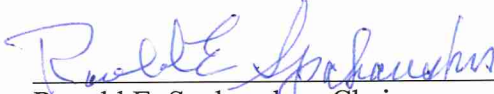
- **Election of Officers**

- a. S. Annunziata made the motion for R. Spakauskas as Chairman of the Board and R. Fraser seconded that motion. The Board voted UNANIMOUSLY, all in favor, 5-0.
 - b. F. Lonardo made the motion for S. Annunziata as Secretary of the Board and J. Deignan seconded that motion. The Board voted UNANIMOUSLY, all in favor, 5-0.

- **ZBA Reappointments**

D. Lindberg notified R. Spakauskas and J. Deignan that their term had expired and will go before the Board of Selectmen on January 22, 2019 for reappointment to now expire on January 22, 2022.

The meeting was closed at 7:25 p.m.



Ronald E. Spakauskas, Chairman