



TOWN OF HOLDEN

1196 MAIN STREET
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ZONING BOARD OF APPEALS PUBLIC HEARING, September 12, 2019

Susan Harragin and Timothy Shaw

Case No. V-1906

The Zoning Board of Appeals held a public hearing on Thursday, September 12, 2019 at 7:00 p.m. in the Holden Senior Center on the Petition of Susan Harragin and Timothy Shaw for a VARIANCE for property located at 1650 Main St to build a detached garage on a commercial property.

Members in attendance: R. Spakauskas, S. Annunziata, J. Deignan, R. Fraser, F. Lonardo, and B. Meljac (2nd Alternate)

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, S. Harragin – 1650 Main St

R. Spakauskas opened the meeting, reviewed the procedures for the hearing and the secretary read the application and finding of fact.

R. Spakauskas then invited the petitioner to address the board. S. Harragin stated she is looking for relief to build a detached steel garage next to her home to house personal equipment as well as be an improvement to the neighborhood.

J. Deignan stated the application does not state what amount of relief is needed and believes this request should be updated.

F. Lonardo asked what is parking lot used for between the house and Harvest Grille restaurant. S. Harragin stated the spaces are used for employees/customers. F. Lonardo also asked if they thought of attaching the garage to the house as they would need less relief. S. Harragin stated it is most cost conscious to do a separate structure.

F. Lonardo stated he believes there is a lot more information needed before we can continue hearing this case (i.e. a certified plot plan, and a Variance application to grant permission to use the house as a residence in a commercial zone). He recommends the Board to vote on continuing the hearing until this information is provided. D. Lindberg will gather more information for the next hearing.

R. Fraser made a motion to vote to continue the hearing within 60 days and S. Annunziata seconded. The Board voted unanimously to continue the hearing by a vote of 5-0.

The public hearing was closed at 7:58 p.m.

Ronald E. Spakauskas, Chairman



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ZONING BOARD OF APPEALS
CONTINUED PUBLIC HEARING, October 17, 2019

Susan Harragin and Timothy Shaw

Case No. V-1906

The Zoning Board of Appeals held a continued public hearing on Thursday, October 17, 2019 at 7:20 p.m. in the Holden Senior Center on the Petition of Susan Harragin and Timothy Shaw for a VARIANCE to build a detached garage for property located at 1650 Main St.

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

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, S. Harragin – 1650 Main St

R. Spakauskas opened the meeting, reviewed the procedures for the hearing and a motion was made by R. Fraser to waive the reading of the application and findings of fact. D. George stated since he was not present at the last hearing, he will not take a vote and R. Spakauskas stated that B. Meljac (2nd Alternate) will take a vote on this hearing since he was present at the meeting held in September.

R. Spakauskas then invited the petitioner to address the Board. S. Harragin stated her wish is to build a 3-car garage to house her vehicles. The lot is currently all paved and in granting this request, her lot will be tidier and safer. She respectfully asked the Board to consider granting this Variance presented.

J. Deignan asked if patrons of the Harvest Grille exit through the pass-through closest to where the garage is to be located. S. Harragin stated no, that area is more for a walk-thru for people.

D. George asked if the petitioner wishes to add a second floor to the garage and S. Harragin stated she has no intention of doing so.

R. Spakauskas added to the Findings of Fact on the Variance application, question #1, that the lot is unique in shape. There were no further comments or questions and R. Spakauskas provided a review of the appeal period.

S. Annunziata mad a motion to vote and J. Deignan seconded. The Board voted unanimously to APPROVE the VARIANCE by a vote of 5-0 with the following conditions:

1. A certified as-built plan will be required showing changes to the building footprint
2. Garage to be built as plan submitted, dated May 31, 2019, Job #05-1386-19

The public hearing was closed at 7:36 a.m.

Ronald E. Spakauskas, Chairman