



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS MEETING, MARCH 21, 2019

Chaffins Recreation Association

Case No. SP-1608EX

The Zoning Board of Appeals held a meeting on Thursday, March 21, 2019 at 7:00 p.m. in the Holden Senior Center to vote on the Extension for a VARIANCE that expired on September 15, 2018 for property located on 475 Main Street.

Members in attendance: R. Spakauskas, J. Deignan, R. Fraser, F. Lonardo, and R. Butler, (1st Alternate), and D. George (2nd Alternate)

Others in attendance: P. Harding – Director, Planning & Development, C. Perkins – Secretary, B. Tinning – 64 Crestview Dr, J. Francese – 108 Valley Hill Dr, J. Silk – 19 Ivernia Rd Worcester, Lar Greene – Westborough, J. Meyer – 45 Chapin Rd, J. Zottoli – 404 Main St, D. Zottoli – 404 Main St, S. Goodwin – 28 Salem Rd, M. Conway – 18 Avery Heights Dr, Z. Downing – 3 Bear Path Clinton, L. Hardy – 27 Duxbury Dr

R. Spakauskas opened the meeting stating the Board will review the request for an extension on the Special Permit that was granted in September 2016 for Chaffins Recreation Association which has since expired in September 2018. Ron stated that there have been a few minor changes to the plan since the first approval. A letter was submitted to the board from the Fire Department dated March 20, 2019 stating the maintained path must be at least 10' wide and constructed to support the weight and size of their apparatus with a turnaround at the end of the path.

F. Lonardo stated he believes the bylaw states and extension may not be granted once the Special Permit has expired. P. Harding stated that D. Lindberg, Zoning Enforcement Officer, gave the interpretation that the bylaw for a Special Permit didn't specifically state an extension could not be granted after its expiration and therefore believed this case could move forward.

J. Zottoli and J. Meyer stated since the plans have changed, they have more concerns regarding access to the pond.

R. Fraser and D. George recommended to the applicant to submit a new Special Permit application with the new proposed plans for the next ZBA public hearing on April 25, 2019.

R. Fraser made a motion for applicant to submit new application. J. Deignan seconded and the motion was unanimously APPROVED.

The meeting closed at 7:15 p.m.

Ronald E. Spakauskas, Chairman