



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, December 19, 2019

Ryan and Seania Caneen

Case No. SP-1909

The Zoning Board of Appeals held a public hearing on Thursday, December 19, 2019 at 7:00 p.m. in the Holden Senior Center on the Petition of Ryan and Seania Caneen for a SPECIAL PERMIT for property located at 1174 Wachusett St. for an accessory apartment.

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

Others in attendance: C. Perkins – Secretary, R. Caneen – 1174 Wachusett St, P. Caneen – Princeton, MA

R. Spakauskas opened the meeting, reviewed the procedures for the hearing and R. Fraser made a motion to waive the reading of the application and the findings of fact; S. Annunziata seconded that motion.

R. Spakauskas then invited the petitioner to address the board. R. Caneen stated that his home was built in 2015 to include an accessory apartment. Prior to construction, the required steps were not taken to obtain ZBA approval for the accessory apartment, all inspections were passed, home was built to code, and an occupancy permit was issued to occupy the home. He is now seeking to refinance and the bank is requiring permit approval for the accessory apartment and respectfully asked the Board to approve this Special Permit request for his mother-in-law to occupy the existing accessory apartment.

The Board had no further questions. R. Fraser made a motion to vote and S. Annunziata seconded. The Board voted unanimously to APPROVE the SPECIAL PERMIT by a vote of 5-0 with no conditions.

The public hearing was closed at 7:30 p.m.

Ronald E. Spakauskas, Chairman