



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, April 16, 2020

William and Erika Higgins

Case No. V-2003

The Zoning Board of Appeals held a remote public hearing on Thursday, April 16, 2020 at 7:40 p.m. on the Petition of William and Erika Higgins for a VARIANCE for property located at 18 Lowell Avenue for relief from the side yard setback requirements for an addition. The remote meeting is consistent with Governor Baker's Executive Order, dated April 3, 2020, to amend the Open Meeting Law requirements in accordance with the State of Emergency prohibiting public gatherings as a result of the COVID-19 pandemic.

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

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, K. Strom – 22 Windy Ridge Rd, Jefferson, W. Higgins – 18 Lowell Avenue, and R. Burgess – 20 Lowell Avenue

R. Spakauskas opened the meeting and reviewed the procedures for the remote meeting. The secretary continued with a reading of the application and findings of fact.

R. Spakauskas then invited the petitioner to address the Board. K. Strom, representing the petitioner W. Higgins, stated William and Erika Higgins are requesting 1' of side yard setback relief in order to put on an addition to their home. He stated the proposed plan has been designed to minimize structural framing and carpentry in the existing home. If they were to place the addition elsewhere, the bulkhead would have to be moved involving concrete foundation work which would be a financial hardship.

R. Spakauskas opened the meeting up for public comment. R. Burgess of 20 Lowell Avenue stated he is an abutting neighbor and has spoken with the petitioner and has no issues with the plan presented before the Board.

R. Spakauskas asked the Board for comments or questions. D. George recommended a condition to be added to this decision, that if approved, the Board would require an as-built plan showing the addition built as shown on the proposed plot plan dated February 14, 2020.

The Board had no further comments or questions. R. Spakauskas thanked everyone and provided a review of the appeal period. D. George made a motion to vote with conditions and B. Meljac seconded.

The Board voted 4-0-1 as follows: R. Spakauskas, B. Meljac, J. Deignan, D. George and one abstention vote by S. Annunziata with the following conditions:

1. The addition to be built as shown on the Proposed Plot Plan dated February 14, 2020

The public hearing was closed at 8:01 p.m.

Ronald E. Spakauskas, Chairman