



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, July 16, 2020

Tara Murray

Case No. V-2008

The Zoning Board of Appeals held a remote public hearing on Thursday, July 16, 2020 at 7:26 p.m. on the Petition of Tara Murray for a VARIANCE for property located at 22 Causeway Street for relief from the front yard setback requirements for a garage. 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, R. Fraser, D. George, and B. Meljac

Others in attendance: D. Lindberg – 887 Main St, C. Perkins – Secretary, T. Murray – 22 Causeway St

R. Spakauskas opened the hearing and reviewed the procedures for the remote meeting. 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. T. Murray stated her request before the Board is asking for relief of four feet (4') from the front yard setback for a one-car garage with a side door entrance. She currently stores outdoor equipment in the basement through a bulkhead entrance which is becoming too hard for her to maneuver. T. Murray stated there is a large slope in the yard which would impede the placement of the garage anywhere else on her property. She appreciates the Board's consideration for this Variance request.

R. Spakauskas asked the Board for comments or questions. R. Fraser asked what the distance is between the proposed garage and the house. T. Murray stated there will be about 3-4 ft in-between in order to mow there. J. Deignan thanked the applicant for a very detailed application and understands placing the garage where she has requested.

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

The Board unanimously voted 5-0 with the following conditions:

1. Garage to be placed twenty-six (26) feet +/- from front yard lot line according to plot plan dated December 11, 2019

The public hearing was closed at 7:25 p.m.

Ronald E. Spakauskas, Chairman

ZONING BOARD OF APPEALS
PUBLIC HEARING, July 16, 2020

- New Business/Other Business

1. Seven Saws Brewing LLC – 112 Industrial Dr.

Paul Mulroy, Seven Saws Brewing submitted a letter to the Zoning Board requesting a one year extension to the Variance granted on April 25, 2019 for the new building located in the Holden Industrial Park. D. Lindberg stated that this request to extend is still valid since the Governor has waived expiration dates on issued permits until further notice due to COVID-19.

D. George stated that according to the statute, a Variance can only be extended for six (6) month intervals. A motion was made by R. Fraser to vote on extending this Variance to now expire on October 25, 2020 and S. Annunziata seconded. The Board voted unanimously 5-0, all in favor, APPROVED.

2. Jefferson Mill – 1655 Main St

D. Lindberg stated that the Town received a letter on October 1, 2019, from Atty. Matthew Peloquin, representing the owners of Jefferson Mill, requesting to extend the Variance received but failed to mention the Special Permit extension. According to the minutes from the ZBA meeting on October 17, 2019, an extension was granted on the Variance to expire on November 1, 2024.

D. Lindberg and R. Spakauskas recognize the oversight and omission to mention the Special Permit to be extended and asked the Board to vote to amend the meeting minutes dated October 17, 2019 to include the Special Permit extension. The Board voted as follows: R. Fraser, S. Annunziata, J. Deignan, and R. Spakauskas voted yes to extend the Special Permit to expire on November 1, 2024; D. George abstention vote.

The meeting closed at 8:10 p.m.

Ronald E. Spakauskas, Chairman