



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, September 17, 2020

Monica Whitehouse

Case No. V-2009

The Zoning Board of Appeals held a public hearing on Thursday, September 17, 2020 at 7:15 p.m. in the Holden Senior Center on the Petition of Monica Whitehouse for a VARIANCE for relief of lot width and area requirements for property located at 421 Quinapoxet Street.

Members in attendance: R. Spakauskas, F. Lonardo, J. Deignan and D. George (call-in member)

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, M. Whitehouse – 421 Quinapoxet St, and E & A Brunault – 413 Quinapoxet St

R. Spakauskas opened the meeting, reviewed the procedures and D. George waived the reading of the application and the findings of fact. The Holden Planning Board submitted a letter addressed to the Zoning Board, dated September 9, 2020, stating they are not in support of granting a variance to an already non-conforming lot. The Planning Board does not recognize a hardship to this request and believes other options exist and are recommending against approval of the variance for these reasons.

R. Spakauskas then invited the petitioner/other to address the board. E. Brunault of 413 Quinapoxet St, described the setting and topography of the neighborhood on Quinapoxet St. The homes were built in the 1970's and are now experiencing settlement issues due to poor drainage, especially at M. Whitehouse's home at 421 Quinapoxet St as she is at the bottom of the hill.

M. Whitehouse stated where her home is located, she receives all the water run-off and has been experiencing sinking issues over the years. M. Whitehouse believes that the request to grant 1407 sf of her property to E & A Brunault will alleviate this problem as the Brunault's will regrade and redirect the water run-off.

E. Brunault stated that if the Board grants this request, he will extend his driveway and build a detached garage which with correct grading, will help M. Whitehouse's problems with her settlement issues.

J. Deignan stated he does not like to go against a Planning Board recommendation but in this case, he does not see any issues granting this request. R. Spakauskas stated the lot frontage will not change if the request is granted. F. Lonardo stated you should not make a non-conforming lot more non-conforming. He asked if E. Brunault contacted an engineer to be sure his plan will solve the drainage problems. E. Brunault has spoken to a contractor but is open to contacting an engineer for a plan

review. F. Lonardo also believes extending the driveway will not solve the problem as it could create more flow of water. He recommends getting an engineer review.

D. George asked M. Whitehouse if the house was placed somewhere else on the lot, would there still be water problems and M. Whitehouse confirmed that water would still be an issue wherever the house was placed. D. George also asked if she could solve water problems any other way than what is presented before the board and M. Whitehouse stated she did not investigate other options.

F. Lonardo recommended M. Whitehouse continue this hearing to a later date to obtain an engineer review and assessment to ensure this plan will solve the drainage issues. M. Whitehouse agreed.

The Board had no further questions. F. Lonardo made a motion to continue this hearing until October 15, 2020 and J. Deignan seconded. The Board voted 4-0 in favor, UNANIMOUS.

The public hearing was closed at 8:04 p.m.

Ronald E. Spakauskas, Chairman