



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS CONTINUED PUBLIC HEARING, November 19, 2020

James Ares and Maria Montague

Case No. SP-2006

The Zoning Board of Appeals held a continued public hearing on Thursday, November 19, 2020 at 7:00 p.m. in the Holden Senior Center on the Petition of James Ares and Maria Montague for a SPECIAL PERMIT for property located at 326 Shrewsbury Street for an accessory apartment.

Members in attendance: R. Spakauskas, S. Annunziata, J. Deignan, R. Fraser, B. Meljac, and D. George

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, M. Montague – 326 Shrewsbury St, W. Montague – 126 Middle Rd, S. Chatham MA, and J. Landgren – 314 Shrewsbury St

R. Spakauskas opened the meeting, reviewed the procedures for the continued hearing. R. Fraser was not in attendance at the October hearing and signed a Mullins Agreement noting he has read the minutes and is up-to date on this hearing and is knowledgeable to vote at this continued hearing.

R. Spakauskas then asked the petitioner to address the board. W. Montague stated he submitted a revised plan for the Board to review on the proposed accessory apartment now totaling 699.5 square feet.

D. George asked D. Lindberg if he agrees with the revised plan and D. Lindberg confirmed that the revised plan presented is acceptable.

R. Spakauskas opened the hearing up for public comment. J. Landgren of 314 Shrewsbury St stated he is an abutter and has a concern with the wetlands on the Montague property. He said many trees, shrubs have been torn down and is now worried about the direction of water run-off. He asked the Board to not grant this permit until this issue gets resolved with the Conservation Commission.

M. Montague stated she is working with the Conservation Commission and will follow any order of conditions that is issued.

D. Lindberg stated the vote is up to the Zoning Board, but they can grant this Special Permit this evening with a condition for Conservation Commission review and approval.

The board had no further comments or questions. S. Annunziata made a motion to vote and D. George seconded. The Board voted in favor 5-0, UNANIMOUS with the following conditions:

1. Conservation Commission review and approval required
2. Submit the proposed Accessory Apartment revised plan (699.5 sq ft) with building permit
3. Provide a parking plan for the residence

The public hearing was closed at 7:16 p.m.

Ronald E. Spakauskas, Chairman