



TOWN OF HOLDEN

1196 MAIN STREET
HOLDEN, MASSACHUSETTS 01520

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ZONING BOARD OF APPEALS PUBLIC HEARING, November 19, 2020

Sean Xenos

Case No. SP-2008

The Zoning Board of Appeals held a public hearing on Thursday, November 19, 2020 at 8:49 p.m. in the Holden Senior Center on the Petition of Sean Xenos for a SPECIAL PERMIT for property located at 649 Bullard St 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, S. Xenos – 53 Mixer Rd, Amy Bisson – 1 Cardinal Rd, Worcester

R. Spakauskas opened the meeting and reviewed the procedures for the hearing. R. Fraser waived the reading of the application and the findings of fact and J. Deignan seconded. A letter was received from the Department of Public Works dated November 10, 2020 reading as follows:

1. A street entry permit shall be approved prior to the commencement of work
2. The applicant shall comply with the Town's updated Stormwater Management Bylaw.

R. Spakauskas then asked the petitioner to address the board. S. Xenos stated he is building a new home for A. Bisson's family and her parents will reside in the accessory apartment to be closer to family.

D. George asked for the accessory apartment to be outlined on the plan for clearer definition.

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

1. Submit the Accessory Apartment plan with the building permit

The public hearing was closed at 9:00 p.m.

Ronald E. Spakauskas, Chairman



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- New Business/Other Business
 1. ZBA Board member Brian Meljac (1st Alternate) announced he is moving out of town and next month (December) will be his last ZBA meeting. He stated it was a privilege and a pleasure serving with this Board.

Ronald E. Spakauskas, Chairman