



# TOWN OF HOLDEN

1196 MAIN STREET  
HOLDEN, MASSACHUSETTS 01520

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## ZONING BOARD OF APPEALS PUBLIC HEARING, January 21, 2021

**Beatrice Serewicz & Michael Daughraty**

**Case No. SP-2009**

The Zoning Board of Appeals held a public hearing on Thursday, January 21, 2021 at 7:08 p.m. in the Holden Senior Center on the Petition of Beatrice Serewicz and Michael Daughraty for a SPECIAL PERMIT for property located at 931 Wachusett St to operate a farm stand.

Members in attendance: R. Spakauskas, S. Annunziata, F. Lonardo and D. George

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, B. Serewicz & M. Daughraty – 931 Wachusett St

R. Spakauskas opened the meeting and reviewed the procedures for the hearing. F. Lonardo waived the reading of the application and the findings of fact and S. Annunziata seconded.

R. Spakauskas then asked the petitioner to address the board. B. Serewicz stated her property used to be a farmstead and her vision is to restore her farm to sell produce and eggs and in the future to sell herbs, jams, jelly, honey, bee-keeping tools, etc. They will operate this farm stand year-round from a room in their home with easy entrance and exit. There is ample parking, approximately 5 spaces, for an easy in and out shopping trip and the store would operate Thursday-Sunday. She believes the community would appreciate having these fresh produce items available to them.

D. George asked how much would be grown on site and B. Serewicz stated 100% of vegetables and fruit would be harvested in their garden. D. George also asked if in the future would they like this to become a commercial business and the applicant responded that that is of no interest to them. D. Lindberg stated he is ok with operating a farm stand from inside their home as there is plenty of room and good turn-around parking. R. Spakauskas asked if they plan to trade items and the applicant responded no plans at this time.

The Board had no further comments or questions. D. George made a motion to vote and S. Annunziata seconded. The Board voted in favor, 4-0, UNANIMOUS with the following conditions:

1. Board will review in one year to check on any issues
2. Limit store area to match floor plan submitted

The public hearing was closed at 7:30 p.m.

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Ronald E. Spakauskas, Chairman



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- New Business/Other Business
  1. Elections: F. Lonardo stated since a few members were not in attendance, he recommended to wait and vote at the next meeting when more members are present. All Board members agreed.

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Ronald E. Spakauskas, Chairman