

# TOWN OF HOLDEN

1196 MAIN STREET  
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## ZONING BOARD OF APPEALS PUBLIC HEARING, February 18, 2021

**Michael and Diane Bombard**

**Case No. SP-2101**

The Zoning Board of Appeals held a public hearing on Thursday, February 18, 2021 at 7:00 p.m. in the Holden Senior Center on the Petition of Michael and Diane Bombard for a SPECIAL PERMIT for property located at 314 Stone House Hill Rd to operate a private function center.

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

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, Atty. R. Hennigan – 390 Main St, Worcester, J. Boyce – 201 Salisbury St Holden, D & M Bombard – 314 Stone House Hill Rd Holden

R. Spakauskas opened the meeting and reviewed the procedures for the hearing. The secretary began with a reading of the application and findings of fact and continued with a reading of the following Department letters received.

A letter was received from the Department of Public Works dated January 25, 2021 stating the following: The applicant shall contact the Engineering Division of DPW to confirm the applicable requirements under the Stormwater Management and Erosion Bylaw. New impervious surfaces in excess of 5,000 sqft and/or land disturbance equal to or greater than 20,000 sqft are applicable.

The Fire Department submitted a letter dated February 5, 2021 as follows: The Fire Department requires a code compliance review of the property including the dwelling, tent, and other accessory structures prior to issuance of any permits. Occupancy permits will be issued upon the completion of the requirements set forth in the State Building and Fire Code. The Fire Department requires an event permit be issued for any event with greater than 50 attendees. This will ensure the applicable fire codes are followed, ensuring capacity numbers, and the ability to require a standby fire detail if required.

R. Spakauskas then asked the petitioner to address the board. Atty. R. Hennigan, representing the applicants, provided the Board with photos showing that this property is very remote. D. Bombard, owner, contacted all abutters and discussed the proposed use of their property as an event center and all were in favor and expressed no concerns.

J. Boyce, architect, stated this property is very picturesque and beautiful and would be used as a venue for outdoor weddings. An addition for bathrooms to include handicapped facilities will be built. The building used to be a nursing home and has a septic system which is more than sufficient to accommodate large events. A Title V will be done and the well will be tested. The ballroom located inside the building would be used for indoor functions for 50 people or less. A caterer will always be used in which the caterer will obtain

these permits for each event. The caterer will also receive the permits needed for serving liquor. There is a lot of space for parking on non-paved lots on the property. A plan was submitted with the application to review all these details.

R. Fraser has a concern with the width and condition of the road and if the fire apparatus would be accommodated. J. Boyce stated last spring they met with the Fire, Police, Planning and Building Departments to discuss these plans and each Department was satisfied with the proposed plans. J. Boyce stated if you were to pave the road, it would lose the charm of the area.

R. Fraser also asked if Fisher Rd is an alternate way in/out and D. Lindberg stated Fisher Rd becomes a dirt road after the last of the new homes and is not passable. This route is not an option.

D. George stated the term “function center” is not in the Zoning Bylaw. D. Lindberg stated the town staff has reviewed this term and the table is antiquated but all agree that a Restaurant/Function Center are defined the same and this request does meet the bylaw. D. George stated he would abstain from voting until he has received more information.

The board discussed setting up an additional meeting to discuss more information and possible conditions for this special permit if approved. Carol will set up the meeting and the applicant is invited to attend and along with pertinent Departments. Some items to be discussed in more detail are:

- Fire Department to add details in site plan review.
- Noise/Decibel Levels to be determined
- Hours of operation
- Department approvals – Planning Board, Conservation

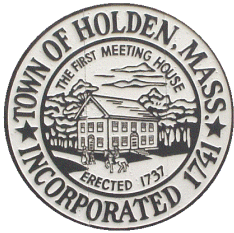
Atty. Hennigan asked for a continuance on this hearing to meet on March 18, 2021 in which the Board concurred.

The Board had no further comments or questions. J. Deignan made a motion to continue this hearing until March 18, 2021 and R. Fraser seconded. The Board voted in favor, 5-0, to continue this hearing.

The public hearing was closed at 8:00 p.m.

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Ronald E. Spakauskas, Chairman



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## ZONING BOARD OF APPEALS PUBLIC HEARING, February 24, 2021

The Zoning Board of Appeals held a public hearing on Wednesday, February 24, 2021 at 1000 a.m. in Memorial Hall, Town Hall on the Petition of Michael and Diane Bombard for a SPECIAL PERMIT for property located at 314 Stone House Hill Rd to discuss information and possible conditions in order to operate a private function center.

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

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, Atty. R. Hennigan – 390 Main St, Worcester, J. Boyce – 201 Salisbury St Holden, S. Smith – Deputy Chief, Holden FD, R. Hall – Chief, Holden FD, S. McKiernan – Holden PD

R. Spakauskas opened the hearing and R. Fraser asked what the decibel level should be at an event center such as this. S. McKiernan, HPD stated the Police Department does not have a decibel meter but will look to see who has one.

S. Annunziata asked if the Fire Department is satisfied with the roads and the turn-around radius for their Fire Department apparatus. S. Smith stated yes, they are very comfortable with this plan as they had met with the applicants last spring to discuss the requirements needed to accommodate fire trucks in case of an emergency. R. Hall also confirmed that the width of road is not an issue at all. During their meeting last spring, they also made the applicant aware to keep the roadway clear.

S. Smith and R. Hall stated that an event permit must be submitted to the Fire Department for parties over 50 people and at that time, they will discuss with the applicants the safety precautions, etc. Depending on size of event, they will determine if Police and/or Fire detail is needed.

P. Harding, Planning & Development Director, submitted a layout of Fisher Rd noting that Fisher Rd ends approximately at the terminus of pavement. The continued road or “Cart Road” is privately owned and can’t safely travel by a pedestrian vehicle.

D. George asked Atty. Hennigan about a traffic management plan with policies and procedures for the event center and would be interested to review this plan. D. George also asked about hours of operation and possible close the function center an hour early in order to have everyone leave the property by the closing time. He also asked about sound barriers on property the tent to control sound. J. Deignan recommended a possible condition for a one year review to see how it’s going. J. Boyce stated it is their intention to place trees/shrubs around the property to look nice but it could be intended for both.

The hearing was closed at 11:00 a.m.

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Ronald E. Spakauskas, Chairman