

TOWN OF HOLDEN

1196 MAIN STREET
HOLDEN, MASSACHUSETTS 01520

TELEPHONE (508) 210-5540
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ZONING BOARD OF APPEALS PUBLIC HEARING, February 18, 2021

Eugene LeBlanc

Case No. V-2101

The Zoning Board of Appeals held a public hearing on Thursday, February 18, 2021 at 8:15 p.m. in the Holden Senior Center on the Petition of Eugene LeBlanc for a VARIANCE for property located at Map 175/Parcel 49 Sawyer Lane for relief from front yard setback requirements on a pre-existing, non-conforming lot to build one single family home.

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

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, G. LeBlanc – 36 Laurelwood Rd Westminster, S. Mazza – 36 Laurelwood Rd Westminster

R. Spakauskas opened the meeting, reviewed the procedures for the hearing and asked the petitioner to address the Board.

The petitioner, E. LeBlanc stated he is looking to receive granting of a Variance from front yard setback requirements on this lot in order to build a single family home. He stated this parcel was granted a Variance in 2004 by a different property owner but has since expired.

J. Deignan stated the comments from the Fire Department does not match with this request and D. Lindberg agreed and asked the Board to disregard these comments received.

A letter was received by the Department of Public Works dated Feb. 2, 2021 reading as follows: the applicant shall contact the Engineering Division of the DPW to confirm the applicable requirements under the Stormwater Management and Erosion Bylaw. This lot is considered contiguous to the development of #26, 66, 67, 70 and 74 Sawyer Lane. It is anticipated that this lot will need to comply with the stormwater management standards.

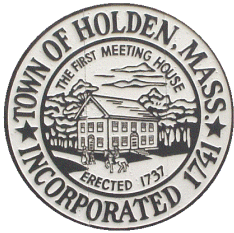
D. George asked if this lot has always been vacant and the applicant confirmed it has always been vacant. Discussion ensued on size and shape of lot and the uniqueness of the topography. D. Lindberg stated upon submission of a building permit this permit will go under Department review to catch any issues to include Conservation approval.

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

1. A foundation as-built plan will be required

The public hearing was closed at 8:40 p.m.

Ronald E. Spakauskas, Chairman



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ZONING BOARD OF APPEALS PUBLIC HEARING, February 18, 2021

- New Business/Other Business
 1. **Zoning Board Election of Officers**
 - J. Deignan made a motion to nominate R. Spakauskas as the Chairman of the Zoning Board of Appeals and S. Annunziata seconded that motion. All in favor; **UNANIMOUS**
 - J. Deignan made a motion to nominate S. Annunziata as the Clerk of the Zoning Board of Appeals and D. George seconded that motion. All in favor; **UNANIMOUS**
 2. **Zoning Board Member Vacancy – 1st Alternate:** D. Lindberg has two people that have shown interest in filling this position on the Zoning Board. He will be meeting with them and report back to the Board
 3. **Special Meeting** – On February 24, 2021 the Zoning Board members will hold a special meeting to discuss 314 Stone House Hill Rd. Fire, Police, DPW, Planning will all be invited. Carol will send out an email with confirmed time.

Ronald E. Spakauskas, Chairman