



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, March 18, 2021

Michael and Diane Bombard

Case No. SP-2101

The Zoning Board of Appeals held a continued public hearing on Thursday, March 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, 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 with only four (4) board members in attendance. The petitioner chose to move forward with the hearing.

R. Spakauskas proceeded with questions from the board members.

R. Fraser was concerned that the Police Dept. submitted no comments regarding sound/decibel levels. J. Boyce, Architect, asked from where would the noise be measured? The Fire Department letter discussed a permitting process which this subject of sound should be covered. D. Lindberg stated sound measurement would be hard to enforce as there is no bylaw that exists on sound. Traffic management/police detail would also fall under this event permit. He also stated that the Fire Department's event permit is currently in draft form.

Atty. Hennigan stated they would be open to a one year review of the event center to address any issues/complaints received.

D. George stated he received detailed information and agrees that an event center falls under the "restaurant bylaw". He recommended that the applicant have marketing materials on the event center and directions to Stone House Hill Road to which the applicant was agreeable. Event Center signage on Salisbury St. and Fisher Rd. was also discussed but believes that this requires a vote of approval at Town Meeting.

The Board also discussed event center hours of operation and was agreed on that the event and live music will end at 11 p.m.

The Board had no further comments or questions. J. Deignan made a motion to vote with conditions and R. Fraser seconded. The Board voted in favor, 4-0, with the following conditions:

1. Board will review after 1st season (November 2022) to check on any issues
2. Event/Music to end at 11 p.m.
3. Reference Fire Department letter dated March 15, 2021

The public hearing was closed at 7:50 p.m.

Ronald E. Spakauskas, Chairman