



# TOWN OF HOLDEN

1196 MAIN STREET  
HOLDEN, MASSACHUSETTS 01520

TELEPHONE (508) 210-5540  
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## ZONING BOARD OF APPEALS PUBLIC HEARING, April 15, 2021

**Monica Whitehouse**

**Case No. V-2103**

The Zoning Board of Appeals held a public hearing on Thursday, April 15, 2021 at 7:20 p.m. in the Holden Senior Center on the Petition of Monica Whitehouse for a VARIANCE for relief of lot width and area requirements for property located at 421 Quinapoxet Street.

Members in attendance: R. Spakauskas, R. Fraser, J. Deignan, D. George and B. Parry

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, M. Whitehouse – 421 Quinapoxet St, and E & A Brunault – 413 Quinapoxet St, E. Stelmach – 407 Quinapoxet St, C & K Spaziante – 433 Quinapoxet St

R. Spakauskas opened the meeting, reviewed the procedures and read the Department of Public Works letter dated April 14, 2021 stating that a private drainage connection permit and a stamped engineered plan is required to obtain approval.

R. Spakauskas then invited the petitioner/other to address the board. E. Brunault of 413 Quinapoxet St stated M. Whitehouse is his neighbor and the water run-off into her yard is a real problem. He stated that this request to obtain/purchase a sliver of property from M. Whitehouse will allow them to level both properties to control erosion and water run-off by shifting the flow of water.

J. Deignan asked E. Brunault if the variance is approved his intention is to level both yards, remove sand, add drainage pipes, extend his driveway and add a retaining wall. E. Brunault concurred.

D. George asked if a private engineer was hired to complete the plan provided as it is not engineer stamped. E. Brunault stated he hired Whitman Bingham, a civil engineer. D. George asked if any alternate strategies were investigated and M. Whitehouse answered no other options were considered.

R. Spakauskas stated that Quinapoxet St has this issue due to the structure of the soil. He then opened the hearing up for public comments.

C. Spaziante of 433 Quinapoxet St is concerned with the change of flow of water. Where will the water go now? The water will be redirected to flow into surface drains and C. Spaziante was satisfied with this solution.

E. Stelmach of 407 Quinapoxet St stated she is in favor of the proposal and hopes the Board will grant approval.

E. Brunault summarized by saying the neighbors are all concerned with the flow of water and they all have similar issues and concerns. He appreciates the Board's consideration.

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

1. A stamped engineered plan and a private drainage connection permit is required per Department of Public Works (DPW) memo dated April 14, 2021
2. Adjustment of 421 Quinapoxet St lot line is contingent on DPW approval

The public hearing was closed at 7:45 p.m.

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Ronald E. Spakauskas, Chairman



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### ZONING BOARD OF APPEALS PUBLIC HEARING, April 15, 2021

- New Business/Other Business

1. **7:00 p.m. – Bezdegian Map 82 Parcel 17 Main Street**

Atty Arthur Wells began by requesting a continuance until next month, May 20, 2021 when a full board is in attendance.

J. Deignan made a motion to vote on the continuance request and R. Fraser seconded the motion. All in favor to continue this hearing until May 20, 2021; UNANIMOUS

2. **7:45 p.m. – Massey Map 90 Parcel 32 General Hobbs Rd**

E. Massey requested a continuance for this hearing until May 20, 2021 when a full member board is in attendance.

D. George made a motion to vote on the continuance request and R. Fraser seconded. All in favor to continue this hearing until May 20, 2021; UNANIMOUS

3. **Zoning Board Newest Member**

Brian Parry introduced himself and stated he is happy to serve on this Board and is looking forward to working with everyone.

4. **Citizens Housing and Planning Association (CHAPA)**

R. Spakauskas made the Board aware of the CHAPA letter dated March 11, 2021 regarding an update on the status of the Town's Chapter 40B development, Fisher Terrace.

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Ronald E. Spakauskas, Chairman