



TOWN OF HOLDEN

1196 MAIN STREET
HOLDEN, MASSACHUSETTS 01520

TELEPHONE (508) 210-5540
Facsimile (508) 829-0252

ZONING BOARD OF APPEALS PUBLIC HEARING, May 20, 2021

Stuart Cain & Kristine Yont

Case No. V-2105

The Zoning Board of Appeals opened a public hearing on Thursday, May 20, 2021 at 7:00 p.m. in the Holden Senior Center on the Petition of Stuart Cain and Kristine Yont for a VARIANCE for property located at 103 General Hobbs Rd for relief of side yard setback requirements for an addition.

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

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, J. Boyce, Architect – 201 Salisbury St, Holden

R. Spakauskas opened the meeting and reviewed the procedures for the hearing and then asked the petitioner to address the Board. J. Boyce, Architect, representing the Cain's, reviewed the application and stated the reasons needing the relief on the side yard setback. He stated the lot is narrow and deep and they looked at several options on where to locate the addition, but due to the septic location, etc. the area located on the side is the best place and aesthetically it will look appropriate from the street.

R. Spakauskas opened the hearing up for the Board comments. D. George asked which residential zone is this home located. The home is located in the R40 zone. D. George asked how much of the addition will go into the setback and J. Boyce stated about half of the addition will be built in the setback.

J. Boyce stated that the Cain's love the neighborhood and need some additional space and they appreciate the Board's review of this Variance request.

The Board had no comments or questions. S. Annunziata made a motion to vote with conditions and D. George 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 7:19 p.m.

Ronald E. Spakauskas, Chairman