



TOWN OF HOLDEN

1196 MAIN STREET
HOLDEN, MASSACHUSETTS 01520

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

ZONING BOARD OF APPEALS PUBLIC HEARING, October 21, 2021

Michael Kurkulonis

Case No. V-2110

The Zoning Board of Appeals held a public hearing on Thursday, October 21, 2021 at 7:00 p.m. in the Holden Senior Center on the Petition of Michael Kurkulonis for a VARIANCE for property located at 8 Putnam Lane for relief from side yard setback requirements for a deck.

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

Others in attendance: D. Lindberg – Building Commissioner, M. Kurkulonis – 8 Putnam Lane, and J. Zbikowski of ZB Construction

R. Spakauskas opened the meeting, reviewed the procedures and then asked the petitioner to address the board. M. Kurkulonis and J. Zbikowski both stated their reason for requesting relief of the side yard setback is to build an addition to the existing deck which would encroach into the setback by 5 ft 9 in. They also stated the proposed deck is to be built no more than 2-3 ft from the ground and would not be a nuisance to the neighbors.

F. Lonardo requested that question #1 on the findings of fact for a variance should include more information on shape of lot, etc. The applicant added that due to the unique shape of the lot compared to the neighbors lots caused the house to be too close to the lot line. The Board was satisfied with this additional comment under the Findings of Fact Q #1.

The board members had no further comments or questions. R. Spakauskas thanked everyone and provided a review of the appeal period. F. Lonardo made a motion to vote with conditions and D. George seconded. The Board voted in favor to APPROVE the VARIANCE, 5-0, UNANIMOUS with the following conditions:

1. An as-built plan will be required prior to completion
2. Structure to remain as an open deck

The public hearing was closed at 7:15 p.m.

Ronald E. Spakauskas, Chairman



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- New Business/Other Business

1. Special Permit for John Cogswell of 178 High Street:

The Board did not open the hearing and waited until 7:30 p.m. for a representative from 178 High Street to attend. Since no one attended, the Board all agreed and decided to postpone the hearing until November.

Ronald E. Spakauskas, Chairman