



# TOWN OF HOLDEN

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## ZONING BOARD OF APPEALS PUBLIC HEARING, March 17, 2022

**Dennis Lindfors**

**Case No. SP-2203**

The Zoning Board of Appeals held a public hearing on Thursday, March 17, 2022 at 7:20 p.m. in the Holden Senior Center on the Petition of Dennis Lindfors for a SPECIAL PERMIT for property located at 211 Doyle Rd to add one apartment addition to a pre-existing, non-conforming use/structure.

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

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, Atty. D. O’Neil – 688 Pleasant St Worcester, R. Leoni – 4 Wendover Rd, C. St. Armand – 197 Doyle Rd, K. Smith – 52 Brattle St, M. Shindle – 136 Parker Ave

R. Spakauskas opened the meeting, reviewed the procedures for the hearing and the secretary read the reading of the application and findings of fact. R. Spakauskas then asked the applicant to address the board.

Atty. O’Neil, representing the petitioner, stated that the property is owned by M. Shindle’s brother, D. Lindfors, and M. Shindle is running her business out of the building. The petitioner’s request is to receive approval to add a 1,138 sq. ft. apartment addition to the rear of the property where she would reside with her family. The front of the building will not change as the addition will be located in the rear. Atty. O’Neil continued noting they had a previous conversation with the Building Commissioner and the Fire Dept. which was determined they would include sprinklers for the residence and the shop. The property is currently on septic but would connect to sewer on Doyle Rd; an overall update with water and sewer connections. He stated that the apartment is separated from the neighbors and is in keeping with the neighborhood and would not be a detriment to the neighborhood.

J. Deignan discussed parking and asked if the line of sight on Doyle Rd would be interrupted when pulling out of the driveway. M. Shindle stated the placement of her car hasn’t been an issue and if it becomes one, she will address it immediately.

D. George asked the petitioner to mark-up the plan to show where the driveway to the addition is located for the record.

R. Spakauskas opened the hearing up for public comment.

R. Leoni – 4 Wendover Rd stated he has a concern on property lines as he abuts this property in the back. After discussion, he understands the placement of the addition and it will not encroach on his property and has no objections to approving this request.

C. St. Armand – 197 Doyle Rd stated his concern is that this could become a rental property. M. Shindle stated she plans to live there and run the shop. It is not her intention to rent the apartment.

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

1. Apartment to be built and driveway constructed as noted on the Plot of Land dated November 29, 2021

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

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Ronald E. Spakauskas, Chairman