



TOWN OF HOLDEN

1196 MAIN STREET
HOLDEN, MASSACHUSETTS 01520

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ZONING BOARD OF APPEALS PUBLIC HEARING, May 19, 2022

Terrie and Richard LaMarche

Case No. SP-2205

The Zoning Board of Appeals held a public hearing on Thursday, May 19, 2022 at 7:00 p.m. in the Holden Senior Center on the Petition of Terrie and Richard LaMarche for a SPECIAL PERMIT for property located at 35 Duxbury Dr. for an accessory apartment.

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, R. LaMarche – 35 Duxbury Dr, L. Hardy – 27 Duxbury Dr, M. Daughraty & B. Serewicz, - 931 Wachusett St

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.

R. LaMarche stated he is looking for approval to build an accessory apartment addition for his mother-in-law to occupy.

R. Spakauskas opened the hearing up for Board members comments. J. Deignan asked about the driveway location and would there be any design changes. The applicant confirmed that there will be no changes, the same driveway will be used. D. George wanted to be sure the vehicles will be able to get in and out without other vehicles impeding the parking spaces and the applicant confirmed this would not be an issue.

R. Spakauskas opened the hearing up to the public for comments. L. Hardy of 27 Duxbury Dr stated he is the architect for the proposed addition.

The Board had no further questions and S. Annunziata made a motion to vote with conditions and J. Deignan seconded that motion. All in favor 5-0 UNANIMOUS with the following list of conditions:

1. Accessory apartment to be built in accordance to plan submitted with application
2. A foundation as-built will be required

The public hearing was closed at 7:17 p.m.

Ronald E. Spakauskas, Chairman



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ZONING BOARD OF APPEALS PUBLIC HEARING, May 19, 2022

- New Business/Other Business

Case No. SP-2009

1. Beatrice Serewicz & Michael Daughraty of 931 Wachusett St are requesting to amend the plans of their farm stand from operating inside their home to a shed outside of the home. D. George stated the shed should be at least 5 ft from the side lot line and the applicants stated there is at least 10 ft to the lot line.

The Board had no other questions or comments. J. Deignan made a motion to vote on the proposed change and D. George seconded. All in favor, UNANIMOUS.

Ronald E. Spakauskas, Chairman