



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, July 21, 2022

Jessica Stoneham

Case No. SP-2208

The Zoning Board of Appeals held a public hearing on Thursday, July 21, 2022 at 7:00 p.m. in the Holden Senior Center on the Petition of Jessica Stoneham for a SPECIAL PERMIT for property located at 9 Colorado Circle for an accessory apartment addition.

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

Others in attendance: Carol Perkins – Secretary, J. Stoneham – 9 Colorado Cir, C. Stoneham – 87 Willow Brook Rd, J. Van Hoven – 16 Colorado Cir, R & T Berthiaume – 34 Colorado Dr, J. Boyce - Architect

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 stated there are four (4) members in attendance and asked if the applicant would like to proceed with the understanding that they would need unanimous approval from the Board. J. Boyce, representing the applicant, stated they are fine to proceed. R. Spakauskas then asked the applicant to address the board.

J. Boyce, Architect and representing the applicant, stated this request for an accessory apartment is on a pre-existing, non-conforming lot and is allowed under the Zoning Bylaws. He went on to state that the applicant's mother will be residing there and described the plans in detail.

R. Spakauskas opened the hearing up for Board members comments. F. Lonardo asked if there will be a basement on the addition and J. Boyce confirmed yes, a basement is in the plan.

R. Spakauskas opened the hearing up for public comment. R. Berthiaume of 34 Colorado Dr is a direct abutter and is concerned about the addition being built so close to the property line and how it will affect the line of trees along the property line as they could be in jeopardy. J. Boyce stated there should be no concern about the trees as the construction will not affect them in any way.

The Board had no further questions and J. Deignan made a motion to vote with conditions on the accessory apartment addition and F. Lonardo seconded that motion. All in favor 4-0 UNANIMOUS with the following conditions:

1. Stake all corners +/- twelve (12) feet
2. A foundation as-built plan will be required

The public hearing was closed at 7:10 p.m.

Ronald E. Spakauskas, Chairman