

TOWN OF HOLDEN

1196 MAIN STREET
HOLDEN, MASSACHUSETTS 01520

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ZONING BOARD OF APPEALS CONTINUED PUBLIC HEARING, September 8, 2022

Lori Leonard/Mike Pezzella

Case No. SP-2209

The Zoning Board of Appeals held a continued public hearing on Thursday, September 8, 2022 at 7:00 p.m. in the Holden Senior Center on the Petition of Lori Leonard/Mike Pezzella for a SPECIAL PERMIT for property located at 1124 Wachusett St for retail sale of landscape products.

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

Others in attendance: David Lindberg – Building Commissioner, Carol Perkins – Secretary, M. Pezzella – 1124 Wachusett St, J. Gallant – 42 Maple St, Paxton MA

R. Spakauskas opened the meeting, reviewed the procedures for the hearing and read two (2) letters received from the Town Departments noted below:

1. Department of Public Works letter, submitted by Patrick Wood, dated July 19, 2022 (see attached)
2. Department of Planning and Development, submitted by Pamela Harding (Planning Board), dated September 7, 2022 (see attached)

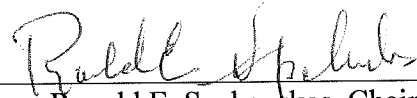
R. Spakauskas then asked the applicant to address the Board. M. Pezzella stated he currently resides at 1124 Wachusett St and would like to continue to run his business on the first floor selling landscape/hardscape materials (i.e. granite, masonry products, etc.) Traffic would enter from Wachusett St and the entrance on Manning St has been permanently blocked and would not be available for any traffic flow. The heaviest traffic would occur weekdays from 7 a.m. – 9:30 a.m. from May through October, which is the busiest time of year with closing by 4:00 p.m. Business in the winter slows down dramatically. M. Pezzella stated he has received DCR approval to run his business on this property. The applicant addressed the run-off concerns and stated that troths will be put in place in front of the products to collect any run-off.

R. Spakauskas opened the meeting up for Board comments. R. Fraser recommended that the applicant survey the property to ensure future success as the property has changed many times over the years. The Board had no further comments or questions and there were no comments from the public.

R. Fraser made a motion to vote with conditions and B. Parry seconded that motion. All in favor 5-0 UNANIMOUS with the following conditions:

1. Department of Public Works letter dated July 19, 2022 (see attached)

The public hearing was closed at 7:30 p.m.

A handwritten signature in cursive script, appearing to read "Ronald E. Spakauskas", written over a horizontal line.

Ronald E. Spakauskas, Chairman

TOWN OF HOLDEN
DEPARTMENT OF PUBLIC WORKS
1196 Main Street
Holden, MA 01520

Tel: 508-210-5550
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DATE: July 19, 2022

MEMORANDUM

TO: Pam Harding, Director of Planning and Development
VIA: John Woodsmall, Director of Public Works
CC: Isabel McCauley, Water and Sewer Superintendent
FROM: Patrick Wood, Senior Civil Engineer
SUBJECT: 1124 Wachusett St. – Site Plan Review

The Department of Public Works Engineering Division has reviewed the Site Plan application for the above referenced address. Plans entitled "Proposed Site Plan and Details" prepared by Gallan Architecture, and prepared for Architectural Masonry, and dated 4/6/22 were reviewed. According to the narrative of the application, the applicant proposed upgraded entrance(s) and parking on the property.

Following the review of the application and available information, the DPW has the following comments:

1. Plans shall clearly show the existing and proposed entrances, as well as how they will be improved.
2. In the application, the applicant has indicated that the traffic flow entering and exiting the property will be improved for safety. The applicant shall describe how the improvement of traffic flow will be improved.
3. No private parking areas or other materials, such as the new gate or walls, shall be located within the right of way (ROW). The plans shall include surveyed plans showing the location of the property lines and the proposed location of the improvements to ensure there is no encroachment into the ROW.
4. The applicant shall demonstrate if runoff from the parking lot and/or driveway will enter into the drain channel. An oil/water separator will be required prior to discharging into the drywell if runoff from the parking lot and/or driveway will enter the drain channel.
5. Any work to be performed within the ROW, including, but not limited to, paving the apron of the driveway(s) or curb cuts, will require a street entry permit prior to the work.
6. An Operation and Maintenance plan for the dry well shall be submitted to the Engineering Department for review. The Operation and Maintenance plan shall be referenced and attached to the Deed and recorded at the Worcester County Registry of Deeds. A copy of the book and page the deed is recorded in shall be provided to the Town, prior to issuance of the certificate of occupancy.