



TOWN OF HOLDEN

1196 MAIN STREET
HOLDEN, MASSACHUSETTS 01520

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ZONING BOARD OF APPEALS PUBLIC HEARING, September 8, 2022

Kenneth and Kristen Crouch

Case No. SP-2211

The Zoning Board of Appeals held a public hearing on Thursday, September 8, 2022 at 8:30 p.m. in the Holden Senior Center on the Petition of Kenneth & Kristen Crouch for a SPECIAL PERMIT for property located at 89 Blair Dr. for an accessory apartment.

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

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, K. Crouch – 89 Blair Dr, C. Greenwood – 198 Wachusett St

R. Spakauskas opened the meeting, reviewed the procedures for the hearing and then asked the applicant to address the board.

K. Crouch stated he is looking for approval to build an accessory apartment addition for his in-law to occupy.

R. Spakauskas opened the hearing up for Board members comments. F. Lonardo asked how many square feet is the accessory apartment in total. D. Lindberg stated 860 total sf which is acceptable as a handicapped accessory apartment. F. Lonardo stated if a handicap accessible apartment is to be built, a ramp should be installed.

J. Deignan asked how many steps into the house and the applicant replied, 2-3 stairs to enter the home.

R. Spakauskas opened the hearing up for public comment. C. Greenwood of 198 Wachusett St asked who is able to occupy the apartment once it is empty and D. Lindberg stated the bylaw says a family member must occupy the space.

The Board had no further questions and F. Lonardo made a motion to vote and R. Fraser seconded that motion. All in favor 5-0 UNANIMOUS with no conditions.

The public hearing was closed at 8:40p.m.

Ronald E. Spakauskas, Chairman



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- New Business/Other Business

1. 421 Quinapoxet St – Request for Variance Extension (Case # V-2103)

Monica Whitehouse of 421 Quinapoxet St and Eric Brunault of 413 Quinapoxet St reviewed the history of this Variance granted on April 15, 2021. M. Whitehouse made a request to the Board to grant her an extension on the Variance since it had expired. E. Brunault stated that engineering work had begun on the project and will now need the extension granted in order to record the Variance to the Registry of Deeds.

The Board had no questions or comments and F. Lonardo made a motion to vote on a six (6) month extension and B. Parry seconded. The Board voted to approve the Variance Extension, UNANIMOUS, to now expire on October 15, 2022.

The public hearing was closed at 9:00 p.m.

Ronald E. Spakauskas, Chairman