



TOWN OF HOLDEN

1196 MAIN STREET
HOLDEN, MASSACHUSETTS 01520

TELEPHONE (508) 210-5540
Facsimile (508) 829-0252

ZONING BOARD OF APPEALS MEETING, MAY 16, 2019

Katie and Mark Stukowski

Case No. SP-1903

The Zoning Board of Appeals held a public hearing on Thursday, May 16, 2019 at 7:00 p.m. in the Holden Senior Center on the Petition of Katie and Mark Stukowski for a Special Permit for an accessory apartment for property located at 16 Preservation Lane.

Members in attendance: R. Spakauskas, J. Deignan, R. Fraser, S. Annunziata, R. Butler, (1st Alternate)

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, D. Morse – Waterman Design Group

R. Spakauskas opened the meeting, reviewed the procedures for the hearing, and the secretary read the application as well as the findings of fact. The Holden Fire Department submitted a letter regarding this property dated May 1, 2019, stating they require the accessory apartment be constructed to current residential fire codes; including interconnected smoke/carbon monoxide detection. In the event of an activated smoke or carbon monoxide alarm all devices in both living units shall activate to alert all occupants in the existing home and accessory apartment.

R. Spakauskas then invited the petitioner to address the board. D. Morse of Waterman Design Group, representing K & M Stukowski, stated his reason for appearing before the board is to seek permission to grant a Special Permit to allow for an accessory apartment at 16 Preservation Lane for the petitioner's parents to reside. He stated the addition complies with the setback requirements and zoning regulations.

The board had no comments or questions. R. Spakauskas thanked everyone for attending and provided a review of the appeal period.

R. Fraser made a motion to vote and S. Annunziata seconded. The Board voted unanimously to APPROVE the SPECIAL PERMIT by a vote of 5-0 with the following conditions:

1. A certified as-built plan will be required showing changes to the building footprint
2. Stake the corners of the addition on the west side property line

The public hearing was closed at 7:11 p.m.

Ronald E. Spakauskas, Chairman