



TOWN OF NORTHBOROUGH Zoning Board of Appeals

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November 10, 2015
Zoning Board of Appeals
Meeting Minutes

Approved 11.24.15

Members Present: Fran Bakstran, Chairman; Dick Rand, Brad Blanchette, Jeff Leland, Mark Rutan

Others Present: Kathy Joubert, Town Planner; Joe Atchue, Inspector of Buildings/Zoning Enforcement Officer; Fred Litchfield, Town Engineer; George Hanna, Nirgel Hanna, Judi Rowe-Bond, Deb Seifert, Corrine Emge, Marie Wilder, Lori Giannotti, George Pember, John Grenier

70 Summer Street Continued Public Hearing RE: Application of George and Nirgel Hanna for Variance/Special Permit/Special Permit Groundwater Protection Overlay District to allow the use of a 3-family building in the General Residential District and Groundwater Protection Overlay District Area 3 on the property located at 70 Summer Street

Groundwater Advisory Committee letter dated November 3, 2015 and Town Engineer letter dated November 10, 2015 were provided to the Board.

Mr. George Pember and Mr. John Grenier explained the parking plan that was prepared by Mr. Grenier in response to questions raised by Board members and abutters at the October 27, 2015 Zoning Board of Appeals meeting.

Parking and driveway plan shows a right-of-way fifteen feet wide with an approximate eleven foot wide paved driveway. Plan shows a potential widening at the foot of the driveway at the intersection of Summer Street which would allow two cars to pass for a length of approximately thirty feet. Existing tree stump would most likely need to be removed. Town Engineer stated a street opening/curb cut permit would be necessary from the Town's DPW and any new paving would need to be done by December 1, 2015.

Comments from residents:

Deb Seifert at 74B Summer Street:

- Safety concern if paving is done and stump is not removed
- Applicant has not spoken with Mrs. Wilder at 68 Summer Street and the stump is on her property
- Concerned about possible increase in number of cars using the driveway

- Concerned about possible widening of pavement as her house is located so close to the existing shared driveway

Betty Wilder at 68 Summer Street:

- Applicant has not spoken with her about this potential driveway pavement widening
- Has lived there over thirty years and widening not necessary to her based on 2-3 cars using the driveway on a daily basis
- Concerned her property is being taken away from her
- Parking spaces 6&7 are shown on her property. Should be on the Hanna's parcel

Corrine Emge at 74A Summer Street:

- Widening is not necessary as there isn't a traffic problem today
- Has lived there seven years and has never observed any issue with the driveway entrance

Lori Giannotti at 71 Summer Street:

- Was concerned about increase of traffic but willing to withdraw her objection, widening of pavement width doesn't need to occur if this would cause problems for the Applicant and the abutters

Responses from Mr. Pember, representing Mr. and Mrs. Hanna:

- Parking spaces 6 & 7 will be relocated onto Hanna's parcel
- Parking space 9 will be removed
- Number of housing units not changing. Today there are three and Application is to make these existing units legal units per the ZBL
- Increase in volume of traffic will be minor and doesn't believe widening of the driveway is necessary

Jeff Leland made motion to close the hearing, second by Dick Rand, all in favor of closing the hearing.

Board's deliberations:

Mark Rutan:

- Neighbors don't see the current driveway width as an issue
- Might ultimately be safer if driveway entrance was widened to accommodate two vehicles but prefer the housing units to be rehabbed and brought up to code
- Support non-traditional housing types being built in town

Fran Bakstran:

- Adequate parking spaces shown for seven vehicles which complies with ZBL
- Was worth it for the Board to go through process pertaining to possible driveway widening
- Three unrelated families or individuals will be allowed to live in these units

Jeff Leland:

- Agree that spaces 6 & 7 should be relocated to Hannah's property and space 9 should be eliminated

Mark Rutan made motion to grant Variance to allow three residential units on one parcel and to grant Groundwater Special Permit to allow multifamily structure in Area 3. No widening of the driveway will be required.

Dick Rand seconded the motion and all voted in favor of granting the Variance and Special Permit.

Old/New Business:

Decisions for 40 Bearfoot Road and 78 Indian Meadow Drive were reviewed and signed.

Meeting adjourned at 8:15pm.

Submitted by,
Kathy Joubert
Town Planner