



# TOWN OF NORTHBOROUGH Zoning Board of Appeals

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Approved 8.22.17

## Zoning Board of Appeals Meeting Minutes May 23, 2017

**Members in attendance:** Richard Rand, Mark Rutan, Jeffrey Leland, Fran Bakstran, Brad Blanchette

**Others in attendance:** Brian Smith and Lois Vandekopple-Smith, 97 Main Street

Chairman Rand called the meeting to order at 7:00PM and read the legal ad for the public hearing.

### HEARING

**To consider the petition of Brian H. Smith and Lois Vandekopple-Smith for a Special Permit/Variance to allow the use of a proposed 2-car garage for the storage of classic cars on the pre-existing, non-conforming property located at 97 Main Street, Map 53, Parcel 33, in the Business East District.**

Applicants Mr. and Ms. Smith presented the project. Ms. Smith reviewed a document entitled "Petition for Variance" which they had submitted for the board members. She stated they are requesting a Variance to allow the use of a proposed 2-car garage for storage of their classic cars. Currently, the classic cars are stored in the existing garage on the site.

Ms. Smith stated the proposed garage will allow them to recover the use of their existing garage for the vehicles they use daily. The existing garage is 20-feet deep and 22-feet wide and does not have sufficient room to work on the classic cars. In addition, the height of the existing garage, along with the strength of the existing floor, would not accommodate a proposed vehicle lift used to work on the cars. The proposed 2-car garage will be 30-feet deep by 28-feet wide. A vaulted ceiling and two "quick-release" overhead doors will allow vertical space needed for the vehicle lift; and a boat will be stored in the garage, as well. A barn-type door will be located on one side of the garage. A 6-inch foundation with 4-foot frost walls and a 6-inch concrete floor on 6 inches of gravel, will accommodate the weight of the lift while carrying a vehicle. Only one vehicle lift is proposed.

Ms. Smith stated the use of the house has been residential since 1749 when it was built, and is pre-existing and non-conforming in the Business East District. It is located on the corner of River Street and Main Street, and St. James Drive and Main Street; and therefore the site has three

front yards. Ms. Smith noted the proposed location of the 2-car garage will meet the requirements of the Business East District, as it will be 15 feet from Main Street, 15 feet from St. James Drive, 15 feet from River Street, and 25 feet from the rear property line

Ms. Smith noted the proposed early American architecture of the 2-car garage will be consistent with other structures on the property, and will not be detrimental to the public good.

Mr. Rutan asked Ms. Smith if the 15-foot setback from St. James Drive is from the foundation or the roof overhang. He noted it can be a complication if it's from the overhang of the roof. He noted the foundation should be at least 15 feet from the St. James Drive property line and the overhang should be 15 feet or more from that property line to give themselves some for leeway.

Mr. Rand noted the site plan is dated March 21, 1973, and suggested they should have the site surveyed to make sure their plan is accurate.

Ms. Bakstran noted the site is on two corners and was concerned about zoning requirements. Ms. Smith confirmed the property has front property lines on River Street, Main Street and St. James Drive; and in the Business East District, the front setback is 15 feet.

Mr. Blanchette confirmed there will be just one lift. Ms. Smith responded there will be just one and they may store one of their regular cars underneath one of the classic cars on the lift during the winter. She noted she talked to a person familiar with lifts who told her he has had a car on a lift for a year with no problem; and the lifts can be easily moved, as well.

Mr. Rutan asked if the garage will have electricity and Ms. Smith stated there will be electricity for inside and outside lighting, but no plumbing or heating.

In response from a question from Mr. Blanchette, Ms. Smith stated the height of the proposed garage will be approximately 20 feet; and the height of the existing garage is approximately 17 feet.

Mr. Rutan motioned to close the hearing. Mr. Blanchette seconded the motion and the vote was unanimously in favor of closing the hearing.

The board members agreed the proposed 2-car garage fits in well with the property, will look nice, meets zoning regulations and compliments the historic character of the site.

Mr. Rutan motioned to grant the requested Variances to allow the use of a 2-car garage for the storage of classic cars on the property at 97 Main Street. Ms. Bakstran seconded the motion and the vote was unanimously in favor of granting the Variances.

**OLD/NEW BUSINESS**

**Approval of Minutes:** Mr. Rutan motioned to approve the minutes of March 28, 2017; Mr. Leland seconded the motion and the vote was unanimously in favor of approving the minutes.

**Earthwork Board Appointee:** Ms. Bakstran motioned to reappoint Janet Sandstrom as their Earthwork Board representative; Mr. Rutan seconded the motion and the vote was unanimously in favor of the reappointment.

**Adjournment:** Mr. Leland motioned to adjourn the meeting, Mr. Blanchette seconded the motion and the vote was unanimously in favor of adjourning the meeting.

The meeting adjourned at 7:30pm.

Respectfully submitted,

Debbie Grampietro, Administrative Assistant  
Zoning Board of Appeals