



TOWN OF NORTHBOROUGH Zoning Board of Appeals

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Approved 3.27.18

Zoning Board of Appeals Meeting Minutes November 28, 2017

Members in attendance: Richard Rand, Chair; Mark Rutan, Clerk; Fran Bakstran; Jeffrey Leland; Brad Blanchette, Paul Tagliaferri

Others in attendance: Kathy Joubert, Town Planner; Bob Frederico, Inspector of Buildings/Zoning Enforcement Officer; Doug Stone, Joanne Sullivan

Chairman Rand called the meeting to order at 7:00PM.

Continued consideration of the petition of Daniel Yarnie, dba Yarnie Property Management, LLC, for a Variance/ Special Permit/ Special Permit with Site Plan Approval/ Special Permit, Groundwater Protection Overlay District, to allow the use of a hair salon and 3 residential apartment units in the building located on the property at 89 West Main Street, Map 62, Parcel 64, in the Downtown Business District & Groundwater Protection Overlay District Area 3

Chairman Rand read an email from the Applicants requesting to continue their public hearing to the January 23, 2018 ZBA meeting. Ms. Bakstran motioned to grant the continuance as requested; Mr. Rutan seconded the motion and the vote was unanimously in favor of granting the continuance.

To consider the petition of Welington DePinho for a Variance/Special Permit/Special Permit with Site Plan Approval/Special Permit, Groundwater Protection Overlay District Area 1, to allow a landscaping business, located in a portion of an existing building, to expand into the entire building on the property located at 200 Bartlett Street, Map 66, Parcel 7, in the Industrial District and Groundwater Protection Overlay District Area 1

Mr. Rutan motioned to grant the continuance as requested; Mr. Leland seconded the motion and the vote was unanimously in favor of granting the continuance.

To consider the petition of Abu Construction, Inc., for a Variance/Special Permit/Special Permit, Groundwater Protection Overlay District, to allow a Mixed-Use building containing business uses including Trade, Hospitality, Financial/Professional services, and other services, on the property located at 222 West Main Street, Map 75, Parcel 170, in the Residential C District and Groundwater Protection Overlay District Area

Mr. Blanchette motioned to grant the continuance as requested; Ms. Bakstran seconded the motion and the vote was unanimously in favor of granting the continuance.

Old/New Business

Master Plan Steering Committee Update: Ms. Joubert explained the Master Plan Steering Committee needs members from other boards to serve on Master Plan Steering Committee. She noted there will be

15 people on the committee, including 4 residents; and the committee will meet for 12 to 18 months. The committee will negotiate with the consultant to determine when the meetings will be held; and the meetings will be open to the public. Ms. Bakstran volunteered to be the ZBA's representative.

Mr. Rutan motioned to approve Ms. Bakstran as the ZBA representative on the Master Plan Steering Committee; Mr. Leland seconded the motion and the vote was unanimously in favor of the motion.

Approval of Minutes: Mr. Leland motioned to approve the minutes of October 24, 2017; Ms. Bakstran seconded the motion and the vote was unanimously in favor or approving the minutes.

Adjournment: The members voted unanimously to adjourn the meeting at 7:11pm.

Respectfully Submitted,

Debbie Grampietro
Administrative Assistant
Zoning Board of Appeals