



TOWN OF HOLDEN

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ZONING BOARD OF APPEALS PUBLIC HEARING, December 14, 2023

Gerard Blouin

Case No. V-2305

The Zoning Board of Appeals held a public hearing on Thursday, December 14, 2023 at 7:00 p.m. in the Holden Senior Center on the Petition of Gerard Blouin for a VARIANCE for relief of side yard setback requirements for a shed for property located at 776 Wachusett St.

Members in attendance: R. Spakauskas, R. Fraser, N. Kielinen, B. Diehl, and B. Parry

Others in attendance: D. Lindberg – Building Commissioner, C. Perkins – Secretary, G. Blouin – 776 Wachusett St, D. Ayers – 768 Wachusett St

R. Spakauskas opened the meeting, reviewed the procedures for the hearing and the secretary read the application and findings of fact. A letter was received from the Planning Board dated December 14, 2023 and was read as follows: As background for 776 Wachusett St, the Planning Board recently endorsed an Approval Not Required (ANR) for 776, 788, and 768 Wachusett St. That ANR resolved a property line dispute among those properties and in resolving the property line dispute, a noncompliant situation was created with respect to the shed at 776 Wachusett St. Prior to the lot line reconfiguration, the shed met the required 5 ft. side yard setback requirement. The variance would resolve the setback issue affecting the shed.

R. Spakauskas then asked the applicant to address the board.

G. Blouin, the petitioner, stated he is looking to adding 100 sf to an existing shed to house his lawn equipment and is asking the Board to consider granting him the relief needed to do so. He also stated that the addition to the shed will fit in with the neighborhood.

R. Spakauskas opened the hearing for Board comments. R. Fraser stated with the Planning Board letter describing the situation, he understands the issue and has no problem with this request. B. Parry wanted clarification on the direction of the shed addition and the applicant explained the plans more clearly. B. Parry had no further questions. B. Diehl had no objections and the other Board members had no other comments or questions.

R. Fraser made a motion to vote and B. Parry seconded that motion. All in favor 5-0 UNANIMOUS with no conditions.

The public hearing was closed at 7:15p.m.

Ronald E. Spakauskas, Chairman