

**TOWN OF NORTHBRIDGE  
ZONING BOARD OF APPEALS  
Aldrich School Town Hall Annex  
14 Hill Street  
Whitinsville, MA 01588  
(508) 234- 0821**

Approved on \_\_\_\_\_

**ZONING BOARD OF APPEALS  
MINUTES OF MEETING  
March 14th, 2024**

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This meeting was called to order at 7:00 P.M. by Randy Kibbe. Other members present were: Cindy Donati, David Potty, Damian F. Planas Merced, Bryan Bradley  
Also present was Jane Colonna, Administrative Assistant.

***A motion was made by Randy Kibbe to approve the minutes of January 11<sup>th</sup>, 2024 meeting. The motion was seconded by Cindy Donati and the vote was 5 – 0 in favor.***

**Cindy Donati then read the hearing notice for the applicant K&C Providence Road LLC., 42 Oakland Road, Canton, MA 02021 for a Special Permit (01-SP-24).**

The applicant is proposing three dwelling units and a commercial storefront. This property had previously received a Special Permit for this use, but the permit expired after two years and the applicant is trying to re-instate Special Permit. The property is located at 2227 Providence Road, Northbridge, MA 01534 and is shown on Assessor's Map 2 as Parcel 36.

K&C Providence Road LLC., spoke to the board stating that they had eliminated rooms in connecting side of building. Asbestos abated. Foundation sealed due to the fact it had been a dirt floor basement. They also stated that the windows, insulation, drywall, electrical and plumbing have all been brought up to code.

**Randy Kibbe and Cindy Donati stated that the previous issues with this property is the issue with parking.**

**Randy Kibbe then opened the meeting to the public.**

Wilfred Dineen of 2227 1/2 Providence Road was in attendance and mentioned that he also has concerns regarding the parking. He stated that there should also be a no parking fire lanes included so the Fire Department can access the building.

**Randy Kibbe then closed the public hearing.**

**Randy Kibbe stated that the board is requesting a plot plan and outlay of the building. The board also requested a letter of intent from the neighbors regarding the parking issues. The board voted 5.0 in favor of this.**

***Randy Kibbe made a motion to continue the Public Hearing for the Special Permit until Thursday, April 11<sup>th</sup>, 2024. Cindy Donati seconded the motion, the vote was 5 – 0 in favor of continuance.***

The next hearing was called to order at 7:25 P.M. by Randy Kibbe. Other members present were: Cindy Donati, David Potty, Damian F. Planas Merced, Bryan Bradley  
Also present was Jane Colonna, Administrative Assistant.

**David Potty then read the hearing notice for the applicant Janet Bartkus, 36 Brook Street, Whitinsville, MA 01588 for two Variances (2-V-24 & 3-V-24).**

The applicant currently has two dwellings on the same lot and would like to separate them by creating two lots, with each dwelling on its own lot. The applicant is seeking relief from lot size, frontage and setbacks. The property is located at 36 Brook Street, Whitinsville, MA 01588 and is shown on Assessor's Map 14A and Parcel 116.

Attorney Henry J. Lane spoke on behalf of the applicant Janet Bartkus. Henry J. Lane stated that the applicant is applying for the two variances for Lot 1 and Lot 2. He stated that the applicants plan is to divide property into two separate lots. He stated the proper setbacks and easements will be abided by. He stated that Lot 1 and Lot 2 will share the existing driveway.

**Randy Kibbe then opened the meeting to the public.**

Linda Candela spoke of her concerns about if this would set a precedent for people to divide up other properties.

John Schnieder – Realtor spoke that he felt it would bring up the neighborhood. He personally didn't feel it would set a precedent for other properties to be divided up.

**Randy Kibbe made a motion to close the public hearing.**

***Cindy Donati made a motion to approve the two Variances (2-V-24 & 3-V-24) to be divided. Damian F. Planas Merced seconded the motion, the vote was 5 – 0 in favor.***