

**Holliston Zoning Board of Appeals
Meeting Minutes of November 15, 2017**

Present: Chairman Henry Dellicker, Vice Chairman John Love, and Associate Member Jay Peabody. Brian Liberis and Mark Bush were absent.

Call to Order: The Chairman called the meeting to order at 7:00 p.m. in the Selectmen's Meeting Room (#105) of Town Hall.

Approval of Minutes: On a motion by Mr. Peabody, seconded by Mr. Love with all in favor, the members approved the minutes of October 18, 2017 as amended through discussion.

Clarification of Decision – 62 Ashland Street (Susan and Scott Mogren):

Mr. and Mrs. Mogren were present to discuss the deliberation session of October 18th with regard to their intent to request a rental unit attached to their existing (2-family), rather than an oversized accessory family dwelling unit. Differences between the conversion provisions and the accessory family dwelling unit provisions were discussed in detail. It was suggested that the hearing process would have to be repeated to address the petitioner's requested relief that was not addressed in the decision granted on October 18th. Mr. Love made a motion that no application fee would be assessed. Mr. Peabody seconded with all in favor.

The Mogren's granted an extension of 60 days for action.

I. PUBLIC HEARING:

Special Permit Public Hearing

Steven Proia – 229 Lowland Street

The Chairman opened the public hearing at 7:10 p.m. and he waived the hearing notice into the record as there was no one in the audience regarding the matter. Steven Proia was present to discuss his petition to allow expansion of the existing auto body and repair business (Authentic Auto Body & Collision, LLC) into building three, directly next door to his existing facility. An aerial photograph was used for clarification of the space's location.

This 4,000 s.f. facility (Building 3) is for repair work only. All auto body functions will remain in the existing facility that was granted a Special Permit.

On a motion by Mr. Peabody, seconded by Mr. Love, the public hearing was closed.

II. DELIBERATIONS:

Special Permit – 229 Lowland Street

Findings of Fact

The Board reviewed the application materials and testimony provided by the Petitioner's representative. In accordance with the provisions of Sections III(E)(4) and VI-E of the Town of Holliston Zoning By-Laws and MGL c. 40A, the Board finds the following: The proposed use, in relation to the site and the adjacent uses, shall have no significant adverse effects to the neighborhood or the Town.

Approved: December 20, 2017

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Zoning Board Vote

The Board's vote to approve the Petitioner's Special Permit application for relief under Sections III(E)(4) Motor Vehicle Uses and VI-E for property described and located at 229 Lowland Street was as follows on a motion by Mr. Peabody, seconded by Mr. Love:

Mr. Dellicker	Aye
Mr. Love	Aye
Mr. Peabody	Aye

Conditions of Approval

1. This Special Permit is not valid until recorded and indexed at the Registry of Deeds in accordance with the provisions of MGL, c. 40A, s.11 and shall lapse in two (2) years unless exercised per MGL, c. 40A, s. 10. The copy of the decision to be filed must contain a certification by the Town Clerk that twenty (20) days have elapsed since after the decision was filed and that no appeal has been filed or if such appeal has been filed, that it has been dismissed or denied.
2. Conditions of the Special Permit issued December 14, 2016 recorded at Book 68755, Page 495 are expanded to the premise identified as Building 3 (approximately 4,000 s.f.) at this locus for auto repair purposes only.

Adjournment: The next meeting was set for December 20th. The meeting adjourned at 8:55 p.m. on a motion made and duly seconded with all in favor.

Respectfully submitted,

Karen Sherman
Town Planner

Approved: December 20, 2017