

Minutes  
Zoning Board of Adjustment  
June 3, 1977

H77-9  
H77-10  
H77-11

Present: John P. Gintautas, Chairman  
Helen Wersosky  
Helen Smith  
Harold Bowen  
Raymond Proulx, Alternate for Anthony Hartnett  
Anita Munroe, Clerk

H77-9 George W. Stevens, owner of property at 31-33 Ham St., petitioned for a variance to permit 3 apartments in an existing duplex even though he did not meet land requirements. The chairman explained to the public that the public notice was in error. It stated that the variance sought permission to demolish a delapidated garage. Mr. Stevens stated that 3 family units was compatible with the area. Off-street parking would be made available by demolishing an existing garage. It would be a hardship to refurbish an abandoned house without 3 apartments to recover the expense. Mrs. Fred Mead, Ann Casey, and Stasios Skaltsis, abutters, favored the variance noting that refurbishing would improve the neighborhood. There was no opposition. The Board voted 3 - 2 in favor of the variance. Mrs. Smith and Mr. Proulx voted to deny.

H77-10 Daniel Bordetsky, owner of property at 11 Fourth St. sought a variance to permit a wood products manufacturing business. Mr. Jones represented Mr. Bordetsky. The building in question is the old Swift Meat packing plant, bounded by a rail siding and on the other side by a loading dock. Present use is that of furniture warehouse. Holmwood, Inc. wishes to purchase building to use in the sale and manufacture of knock down furniture and paints and a light woodworking shop for the manufacture of wood items that are sold. The retail outlet and office would comply with zoning ordinances. The woodworking and warehousing would be non-conforming. There would be no diminution of property values. Businesses adjacent are already non-conforming. Other light industry exists close by. Granting the variance would not be contrary to public interest. Non-use of the building would lead to deterioration and would reduce value of surrounding properties. Building was designed for manufacturing type operations. To change over the building for other uses is economically unfeasible. Major manufacturing would be accomplished elsewhere. The Dover location would be used as a shipping point. UPS is used at the present. OSHA would control safety and health standards. Operation of machinery would be between hours of 8:00 a.m. - 5:00 p.m. There was no opposition. The variance was granted unanimously.

H77-11 McQuade Realty, Inc., owner of property on Elmwood Ave. sought to erect a duplex in an R1 zone. Mr. McQuade stated he owned two adjacent lots neither of which meets bulk regulations for single homes. Proposed to build a duplex in

middle of the lots. Claimed lot size was hardship. Stated that intent of ordinance would not be broken because lot and building sizes are not up to bulk regulations. Stated abutters would not be adversely affected and an injustice would be repaired in the lot sizes.

A petition signed by neighbors protesting the variance was presented to the Board. Alden Joy, 12 Elmwood, read a statement protesting the variance. He stated that no hardship existed in the use of the land as other lots were of comparable size, the intent of the ordinance would be violated if an R1 zone was turned into an R2 zone, that the abutters would be adversely affected, and that it would be an injustice to breach the integrity of a single residence zone. His comments were seconded by H. Noel, who pointed out that McQuade pointed out properties that would be most advantageous to himself. P. Roche, D. Whiting, Mr. Lane, Mr. Richards, and Mr. Ellison, all neighbors or abutters. The Board denied the variance unanimously having resolved that there was no hardship in the use of the land.