



Town of Princeton  
ZONING BOARD OF APPEALS  
**July 10, 2019**

**Special Permit for construction of a screened-in porch and garage addition  
on a legal, non-conforming lot.**

**Minutes and Decision**

The Princeton Zoning Board of Appeals held a public hearing at the Town Hall Annex on Wednesday, July 10, 2019, at 7:00 PM to hear a petition for a Special Permit for Robert & Casey Kilgus. The property is located at 205 Brooks Station Road in Princeton, Mass., on Assessors Map #15, Lot 17A and a deed duly recorded in the Worcester County Registry of Deeds Book 47339 Page 43. The premises are situated in the district classified under the Zoning Bylaws of the Town of Princeton as Residential-Agricultural and totals one acre in size in what is now a two-acre minimum lot size zoning district.

The petitioner sought a Special Permit pursuant to M.G.L. Chapter 40A sect. 6 and the Princeton Zoning Bylaws Section VII, 2. (B), seeking permission to construct a 15' x 15' screened-in porch to replace a 10' x 10' deck on the rear of the house and add an 7'6" extension to the rear of the garage.

Board members present were Chairman Christopher Walton, Jesse Weeks and alternate Edith Morgan. The chairman opened the hearing at 7:00 PM; explained the procedure for a public hearing and read the public hearing notice.

Applicants Robert and Casey Kilgus were present and explained the lot plan and building footprints and outlined the project, noting that the only non-conformity was the lot size. Board members had no further questions.

The chairman opened the hearing to public comment. There were no abutters or other residents attending and no further comments.

At 7:05 PM the board voted all in favor to close the public hearing portion of the meeting and they began deliberations. The proposed garage extension and porch addition will meet set-back requirements, as does the existing house and garage.

Board members considered the fact that the additions would not detract from the existing residential use of the neighborhood. They noted that the new construction will not be visible from the street and does not derogate from the intent or purpose of the zoning ordinance.

At 7:07 PM, all three board members **voted unanimously to grant the Special Permit** in accordance with Princeton Zoning Bylaws Section VII, 2. (B)



Appeals, if any, should be made pursuant to Section 17, of the Massachusetts Zoning Act, Chapter 40A and shall be filed within twenty (20) days after the date of the filing of this decision with the Town Clerk.

*Princeton Zoning Board of Appeals*

Dated:

\_\_\_\_\_  
Atty. Christopher Walton, Chairman and Representative of  
the Zoning Board of Appeals)

A copy of this decision was filed with the Office of the Town Clerk on \_\_\_\_\_(date)

\_\_\_\_\_  
Town Clerk

The Town Clerk hereby certifies that twenty (20) days have elapsed after the decision was filed with the Office of the Town Clerk and no appeal has been filed as provided by Section 17 of the Massachusetts Zoning Act, Chapter 40A.

\_\_\_\_\_  
Town Clerk