



Town of Princeton, Massachusetts  
ZONING BOARD OF APPEALS  
**November 4, 2019**

**Special Permit for construction of a two-story addition with deck  
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 Monday, November 4, 2019, at 7:00 PM to hear a petition for a Special Permit for Nathan Ciara. Property is located at 45 Hickory Drive in Princeton, on Assessors Map #15-47, Lot 31 and a deed duly recorded in the Worcester County Registry of Deeds Book 55757, Page 207. The property is situated in the district classified under the Zoning Bylaws of the Town of Princeton as Residential-Agricultural and is a pre-existing, non-conforming lot with a total area of 80,000 sq.ft. 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 12' x 40' two-story addition with a first-floor deck measuring approximately 8' x 14' on the rear of the house.

Board members present were Chairman Christopher Walton, Jesse Weeks, Larry Greene, Jr., 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.

Applicant Nathan Ciara and his contractor Paul Kuokkonen of Compass Builders were present and explained the lot plan, building footprints and new interior layout and outlined the project, noting that the only non-conformity was the lot size. The proposed addition with deck meets all set-back requirements and is not visible from the street. Essentially, it will bump out the basement, expand the kitchen area on the first floor and add a fourth bedroom on the 2<sup>nd</sup> floor.

Board members asked about Title V requirements. Mr. Ciara stated that the septic system for the house was originally designed to accommodate four bedrooms, so the project has Board of Health approval.

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

At 7:10 PM the board voted all in favor to close the public hearing portion of the meeting and they began deliberations. The proposed addition will meet set-back requirements, as does the existing house and attached garage.

Board members considered the fact that the addition 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 7:15 PM, all three board members **voted to grant a 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