



**Meeting Minutes
Town Of Blackstone
Zoning Board Meeting**

January 21, 2026, 7:00 PM
15 Saint Paul St., Blackstone MA 01504

MEETING AGENDA
POSTED IN ACCORDANCE WITH THE
PROVISIONS OF M.G.L. CHAPTER 30A §§18-25
Town of Blackstone
Version 7.1.10

FEB 24 REC'D

Time: _____

Zoom Link: <https://us06web.zoom.us/j/81900142740?pwd=u7bH9eg0QUglc0Jj5HaXZMa4t.1>

Meeting ID: 819 0014 2740

Passcode: 132200

RECEIVED

1. Roll Call/Meeting to Order

The meeting was called to order by Chairman Marc Gregoire at 7:00 PM; in attendance: Chairman Marc Gregoire, Vice Chairperson Lori Poirier, members Bob Holmes and Gary Jolicoeur. Vinny Tirone and Ethan Dively presented via Zoom. Absent were Haley Pimenta and alternate member Matt Bourgeois, who also resigned.

2. New/Old Business:

*Not on agenda:

Variance Application for 18 Dawes St for Side and Rear Setback Requirements in Accordance with Section 123-13 Intensity of Use Schedule of the Blackstone Zoning Bylaws

*Attorney Dan Doyle, 5 State Street, Blackstone, represents applicants, Daniel and Paulette Gagnon (not present). The variance they're seeking is a side setback requirement, not a rear. They would like to build a garage; the requirement is a 15ft. setback but the Gagnons are 7.5ft short.

The board's conditions state a 10ft. side lot variance, not a setback. Attorney Doyle and Building Inspector Vinny Tirone wish to confirm their interpretation of the language and that the board is varying the 15ft. side lot by 10ft (from property line).

The board agreed and confirmed.

b. Variance Application for 3 Chestnut St for a Variance in Accordance with Section 123.24 Definitions and word usage of the Blackstone Zoning Bylaws

Applicant Tom Walsh requested a variance to build a garage, approximately 28ft. x 60ft on about 1.96 acres. Building inspector Vinny Tirone stated it did not meet requirements for an accessory building. The average footage is 600sq.ft. and this building is much larger.

Mr. Walsh needs a variance for accepting the size of the structure. It has no plumbing and will only be used as storage. Attorney Dively recommended that the board include in its variance that the building will only be used for storage. Marc read provisions of code of occupancy.

Lori made a motion to close the public hearing, Bob seconded. Motion passed unanimously, 4/0.

Bob made a motion that the board approve the variance application stating conditions that there shall be no commercial or industrial activity in use, and that the building will remain as residential but with no human occupancy. Gary seconded, Motion passed unanimously, 4/0.
Marc read the compliance statement to Mr. Walsh.

d. Public Hearing: Variance Application for 2 Monica Lane for Side Setback requirements in accordance with Section 123-13 Intensity of Use Schedule of the Blackstone Zoning Bylaws, continued...

Patrick and Zachary Tremblay pulled a permit three years ago to erect a shed on their property. The shed was required to be 25ft. from the street. However, the land is mostly ledge and the Tremblays were only able to place it 15ft from the street. The building inspector (pre Inspector Tirone) agreed and approved the placement of the shed.

Recently, Vinny found the building permit in a "pending" file and has "reopened" the permit. He disagrees with the original inspector. He requires that the shed be pushed back further, but this may not be possible due to ledge.

The board previously requested that the applicants get a surveyor on the land to document the plot lines and footage, etc., but they have not complied yet; they're waiting for the spring when surveyor is available to access the land.

Ethan (Town Counsel) suggested that, due to standard timeline constraints, the applicants should formally request that a continuance of the variance discussion be on the March agenda. The Tremblays agreed and will write and submit a formal letter.

Motion made by Lori to continue to March's meeting, seconded by Bob. Vote to continue passed unanimously.

Good & Welfare Public Member:

Norman Hallissey, 55 Blackstone St., asked for more information on the future residential development at "Quarry Hill Estates" located at #s 2, 4, 6, 7 Quarry Hill Lane, Blackstone. He's concerned about the water runoff into his property that is currently an issue. The board explained that the housing development was already approved by the Planning Board and, for more information, to refer to the recorded meetings, agendas and registry of deeds.

3. Correspondence:

None.

4. Acceptance of Meeting Minutes:

Motion by Gary to accept December's meeting minutes, seconded by Bob. Motion passed unanimously, 4/0.

5. Payment of Bills:

- Invoice for \$60 to pay the recording secretary's December meeting minutes. Motion by Gary to pay, Bob seconded. Motion passed unanimously, 4/0.
- Invoice to pay the BV/Times/Woonsocket Call \$356. Motion by Lori to pay, Bob seconded. Motion passed unanimously, 4/0.
- The board previously approved a certificate necessary for electronic signing, which costs \$105. Motion by Lori to pay, Bob seconded. Motion passed unanimously, 4/0.

6. Matters that the Chairman/Vice Chairman of the Board did not reasonably anticipate 48 hours prior to the scheduled meeting:

None

7. Good & Welfare Zoning Board of Appeals Members:

None.

8. Adjournment: On a motion made by Lori and seconded by Bob, the Zoning Board voted to adjourn. Vote unanimously approved, 4/0.

Time: 8:16:33 P.M.

Meeting minutes submitted by: Elizabeth McGeough

The next Zoning Board Meeting is scheduled for January 21, 2026