

Zoning Board of Appeals Minutes
October 26, 2005

1. Present were David Perry, Chris Gagnon, Terry Girouard and Joe Daigle. Absent was: Gil Carreiro, Donna Brooks and Leo Janssens.
2. David opened hearing #05-13 and explained the 4 member board.
3. Applicant requests to move forward.
4. David explains process and turns hearing over to applicant.
5. Applicant presents case:
 - a. 18'x20' roadside – full foundation.
 - b. 18'x18' pond side – on sauna tubes.
 - c. 8'x16'8" deck to Westside – on tubes.
6. Height of both additions will be substantially lower than the existing structure.
7. Both additions to be set back from lot lines further than existing structure.
 - a. front (lake side – 4'1")
 - b. back (roadside – 5'2")
 - c. deck (closer to line 13'3")(was 21'3")
8. David closes hearing at 7:55 p.m.
9. David explains appeal process.
10. A meeting was held with Mr. Dick Heaton for information on pending 40B's.
 - a. Mr. Heaton presents qualifications.
 - b. Presents information at hostile 40b's.
 1. requests that we as Boards point out problems we have.
 2. Boards present questions.
 - c. Mr. Heaton submits handout and goes over handout.
 - d. Must change Rules & Regulations to require proformer of projects.
 - e. Must decide how to proceed for at least one year each project.
 1. Suggests having input.
 2. 40B's need only majority vote.
11. Board decides to discuss & modify the Ashburnham Zoning Board of Appeals Rules & Regulations pertaining to applications for comprehensive permits under General Laws Chapter 40B, Section 21 (subsidized housing).

Motion made to modify the procedure for 40B applications to add:

1. Project financial pro forma.
2. Developer's profile.
3. Technical review escrow.

Motion by Terry, 2nd by Chris. All in favor : David, Chris, Joe & Terry.

Vote taken and approved.

12. David asks Mr. Heaton if he feels our fees are to excessive.

The feeling is that the fees are in line.

Mr. Heaten submits a copy of recent decision (Westminster) as model.

13. Board to meet next on November 2 at 7:30 p.m. for deliberation on #05-13 and general business. (please post).

Respectfully submitted,
Joseph Daigle
Acting Clerk