

Minutes of the Ashburnham Zoning Board of Appeals
July 13, 2011
7:30 PM

Present: David Perry, Chairman; Joseph Daigle, Rich Archer
Cheryl Anderson and Terry Girouard

Absent: Mark Carlisle

Hearing 11-04
7:38 PM

1. David opens Hearing and introduces the Board
 - A. David explains rules of Hearing
2. Joe asks Chairman about incomplete package
 - A. Board Members exchange parts
3. Cheryl makes motion to find that 1.42 applies because structure was constructed (per tax map) in 1959, and a Special Permit may be sought.
 - A. Seconded by Terry
 - B. Vote unanimous to Finding
4. David turns hearing over to Appellant; Kerry Richards
 - A. Keith Barnes speaks for Appellant
5. David makes Appellant aware of Board of Heath Comments
 - A. Understood
6. Board asks for height of structure
 - A. Plans shows 37 ½ Feet
 - B. Advised not to exceed 35 feet
 - 1) Shown how to measure mean height
 - 2) Advised not to assume Architect will keep height within 35 feet if not pressed
7. Ed Lambert JR (Abutter) speaks to removal of trees
 - A. Answered some trees need removal but will meet with neighbors to discuss replacement of same at later date
8. **Jennie Barreto** (Abutter) speaks to house entering right of way
 - A. Answered No
9. Mike Lambert (Abutter) speaks to other Meeting
 - A. Answered Conservation Commission (And OK)

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CITY OF ASHBURNHAM
RECORDS & COMMUNICATIONS

10. Plan entered, numbered 1 of 1 with 1 page

11. David closes hearing @ 8:08 PM
- A. Advises rules of Deliberations
 - B. Advises rules of Appeal
 - C. Advises attachment to DEED

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12. Board decides to enter Deliberations @ 8:15 PM
- A. Cheryl makes motion to approve as per plan presented: **with conditions**
 - B. Seconded by Terry
 - C. Some discussion
 - D. **Conditions**
 - 1) Not to exceed 35 feet
 - 2) As per presented plan
 - 3) No closer to road than existing structure
 - E. VOTE: Unanimous by all Board Members present to grant Special Permit with conditions.

13. Board decides to go over minutes:
- A. October 27, 2010
 - B. Motion made by Cheryl to approve as written
 - 1) Seconded by Terry
 - 2) Vote Unanimous to accept October 27, 2010 minutes
 - C. November 3, 2010 Minutes
 - D. Motion made by Terry to Approve minutes as written
 - 1) Seconded by Rich
 - 2) Vote Unanimous to approve minutes as written
 - E. Cheryl makes motion to accept the following minutes as written

Nov 9, 2010
December 8, 2010
February 16, 2011
February 23, 2011
March 16, 2011
March 20, 2011
March 30, 2011
April 13, 2011
April 20, 2011
June 1, 2011
June 2, 2011

- 1) Cheryl makes the motion to accept the minutes as written
- 2) Seconded by Terry
- 3) Vote Unanimous to approve the minutes as written

14. Joe makes motion to adjourn @ 8:35 PM

- A. Seconded by David
- B. Vote unanimous to adjourn the meeting

Respectfully submitted,

Joseph Daigle,
Clerk

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891 OF 1

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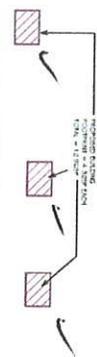
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ATLANTA, GA 30303

BUILDING FOOTPRINT CALCULATIONS:
EXISTING BUILDING FOOTPRINT = 1,026.80 SF
PROPOSED BUILDING FOOTPRINT = 1,587.02 SF
AREA BREAKDOWN:
PORS = 1,954.06
PERS = 1,296

THE OVERALL BUILDING FOOTPRINT HAS BEEN INCREASED TO 22 SF WHICH IS A 1.0% OVERALL BUILDING FOOTPRINT INCREASE.



- GENERAL NOTES:**
1. ZONING DISTRICT = W - WETLANDS AND WATERSHED PROTECTION
 2. LOT AREA = 22,404 SF (NON-CONFORMING)
 3. NUMBER OF BUILDINGS = 3

① BUILDING FOOTPRINT COMPARISON PLAN
1/4" = 1'-0"

The Design Studio of

BTH

Architects

PROGRESS PRINT
DATE: 7/20/11 10:52:02 AM
BY: JEFFREY RICHARDS, AIA
A PROFESSIONAL ARCHITECT, INC.

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ATLANTA, GA 30309
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JEFFREY RICHARDS

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SCHEMATIC DESIGN

ZONING COMPLIANCE PLAN

Project Name	
Client Name	
Architect Name	
Project Location	
Project Date	
Project No.	
Scale	
Sheet No.	
Total Sheets	
Price	2100