

TOWN OF ASHBURNHAM
ZONING BOARD OF APPEALS
JUNE 12 FOLLOWER LEVEL MEETING ROOM – TOWN HALL
June 27, 2012, 7:30 PM

In attendance – David Perry, Chair, Joe Daigle, Clerk, Cheryl Anderson, Mark Carlisle, and Rich Archer

Absent: John MacMillan and Terry Girouard

At 7:35 p.m. David Perry called Special Permit Hearing #12-03 to order.

1. Perry opened public hearing, introduced members, and explained procedure.
2. Patrick J Fisher, applicant, explained proposal; would like to convert barn into an apartment for himself. Fisher's daughter and her family live in main house.
 - There will be no change to outside structure.
 - There will be no change to height of structure.
 - There will be plenty of off-street parking.
3. Perry asked Board if they have any questions; the Board had no questions.
4. Perry asked applicant if he had any additional information.
 - Fisher added further information.
5. Perry asks appellant if he has any further to add.
 - Adds further information
6. Perry asked for motion or finding.
7. Motioned by Anderson, seconded by Carlisle, and voted 5-0 that Section 1.42 applies and a special permit may be sought.
8. Motion by Perry, seconded by Anderson, and voted 5-0 to issue Special Permit as presented.
9. Perry informed applicant of time frames and appeals.
10. Applicant submitted check #212 in the amount of \$28.92 to cover additional advertising bill from the Gardner News for his appeal.
11. Hearing closed at 7:50 PM.

At 8:01 p.m. David Perry called Special Hearing #12-04 to order.

1. Perry opens public hearing, introduced members, and explained procedure.
2. Robert McCarthy, applicant, explained proposal; convert single family residence into two-family home.
 - One story – 15-feet to peak – one bedroom.
 - Attached breezeway/laundry room; to be heated and insulated.
 - Addition to be 55-feet from street.
3. Advised, read, and handed a letter from the Nashoba Valley Board of Health.
 - Copy entered into records, one page, and page number one of one.
4. Perry asked Board if they have any questions; the Board had no questions.
5. Motioned by Anderson, seconded by Carlisle, and voted 5-0 that Section 1.42 applies and a special permit may be sought.
6. Motion by Perry, seconded by Anderson, and voted 5-0 to issue Special Permit as presented.
7. Perry advised applicant of possible extra advertising costs.
8. Perry informed applicant of time frames and appeals.
9. Motioned by Perry, seconded by Daigle, and voted 5-0 to adjourn meeting at 8:20 p.m.

Respectfully submitted,

Joseph Daigle
Clerk



Nashoba Associated Boards of Health
Environmental Health Service
30 Central Avenue, Ayer, Ma. 01432

RECEIVED
6/27/12
#1071

JLB

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AD

M E M O

DATE: Friday, June 08, 2012
TO: Ashburnham ZBA
FROM: Rick Metcalf, R.S., Agent for Ashburnham BOH *RM*
RE: ~~76 Lincoln Ave. ZBA Hearing #12-04~~

Lincoln

In regards to the hearing notice for 76 ~~Hunter~~ Ave., the Board of Health offers the following comments:

- The proposed use is a change in use for the facility. When a change in use is proposed, Title 5 has the following requirements that must be met:
 - A PASSING Title 5 inspection report must be filed with the Board of Health.
 - The flow must be comparable to the original system design. In this case the system was designed for four (4) bedrooms or 440 gallons per day. After renovation, as long as the home only has four (4) rooms that meet the definition of a bedroom (as defined by Title 5) and a total of 9 rooms (not including bathrooms, foyers and unheated space) it is OK.
 - They would be required to upgrade the septic tank to a 1500 gallon two-compartment tank. A multi-compartment tank or tanks in series is required for any facility other than a single family home.

In conclusion, the Board of Health must receive a PASSING Title 5 inspection report for the property, the home could only have four (4) rooms that meet the definition of a bedroom and nine (9) total rooms (not including bathrooms, foyers and unheated space) and the septic tank would have to be replaced with a 1500 gallon two-compartment tank.

Should you have any questions please feel free to contact me.