

TOWN OF ASHBURNHAM  
ZONING BOARD OF APPEALS

7 AUG 12 PM 2: LOWER LEVEL MEETING ROOM – TOWN HALL

July 18, 2012, 7:30 PM

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In attendance – David Perry, Chair, Joe Daigle, Clerk, Cheryl Anderson, Terry Girouard and Rich Archer

Absent: John MacMillan and Mark Carlisle

At 7:35 p.m. David Perry called Special Permit Hearing #12-05 to order.

1. Perry opened public hearing, reads cover letter, introduced Board members, and explained rules of hearing.
2. Turns hearing over to appellant's agent Hosea Ketola from Edgewater Construction, Inc.
  - A. Spokesman for Edgewater Construction
  - B. Intends to convert existing building to two family
  - C. Needed for elderly father and sick brother
3. Terry asks about location of addition and driveway on his property
4. Abutter Johnson has existing portion of driveway on his property
  - A. Discussion between abutter
5. Terry asks how many vehicles will be parked at location.
  - A. Five plus a trailer
    1. One in the garage and one on the grass (trailer)
6. David asks Joe about zoning change
  - A. Answered
7. Terry asks applicant if he would be willing to increase off the street parking spaces if asked.
  - A. Yes
8. Appellant's agent continues presentation
9. David asks appellant if pool will remain
  - A. Answered that it will be relocated
10. Terry asks about roof peak height
  - A. Answers no more than 20'

11. David asks appellant about driveway encroachment on Sears property
  - A. Unaware of encroachment
12. Addition will be further from lot lines than existing structure
13. David states that our Board of Health has no concerns about this issue
14. Mrs. Sears (Abutter)
  - A. Concerned about traffic
  - B. Concerned about daycare
  - C. Concerned about sale of property
  - D. Concerned about privacy
    - Against the project!
15. David asks if anything would appease her
  - A. Not really
16. David asks about trail behind houses
  - A. Compost trail and kid short cut
17. Ron Reed asks about why it came to ZBA
  - A. Joe answers for both Planning Board and Zoning Board of Appeals
18. Cheryl makes explanation of child care issue
  - A. Zoning allowed by right
19. David asks Mrs. Sears about hedge row
  - A. If I have to is answered
20. Cheryl discusses placement of windows
21. Discussion of fence regulations
  - A. Answered by Joe and Terry
22. Terry states he would rather see living wall as approved to solid fence
23. Terry and David discuss fence height
24. David asks if Board has any more questions
25. Applicant states he worries about his father's and brother's health issues
26. Board continues to try to appease Mrs. Sears
27. David explains we must stay focused of present
28. Terry asks about creating more parking

- A. Appellant answers he can
29. Appellant submits letter from a butter (Mrs. Phelps)
- A. Numbered 1 of 3, one sheet
  - B. Letter in favor
30. Appellant's agent requests approval
31. David Closes hearing at 8:28 PM
32. David explains process and appeals process
33. Two photos submitted #2 of 3 and 3 of 3 exhibits
34. Appellant requests to be notified by mail of the decision
35. Cheryl makes motion to enter deliberations
- A. Seconded by Terry
  - B. Vote was unanimous to go into deliberations
36. Cheryl makes motion that 1.42 applies (Finding) therefore a Special Permit may be sought
- A. Seconded by Terry
  - B. Vote is unanimous
37. David makes a motion that a Special Permit may be granted with conditions:
- A. 2<sup>nd</sup> by Terry
  - B. Discussion
  - C. Conditions are the following:
    - 1. Living buffer from existing house to shed along Sears Property
    - 2. Privacy panel above railing on deck
    - 3. Parking for five cars with one additional spot added
    - 4. All parking off street
    - 5. Mean grade not to exceed 25'.
  - D. VOTE: Unanimous to Grant Special Permit with conditions.
38. Cheryl makes motion to Adjourn @ 9:00 PM
- A. Seconded by Terry
  - B. The vote was unanimous to adjourn the meeting

Respectfully submitted,

Joseph Daigle  
Clerk

OK  
DD

#1071  
1 SHEET  
RECEIVED  
5/18/12  
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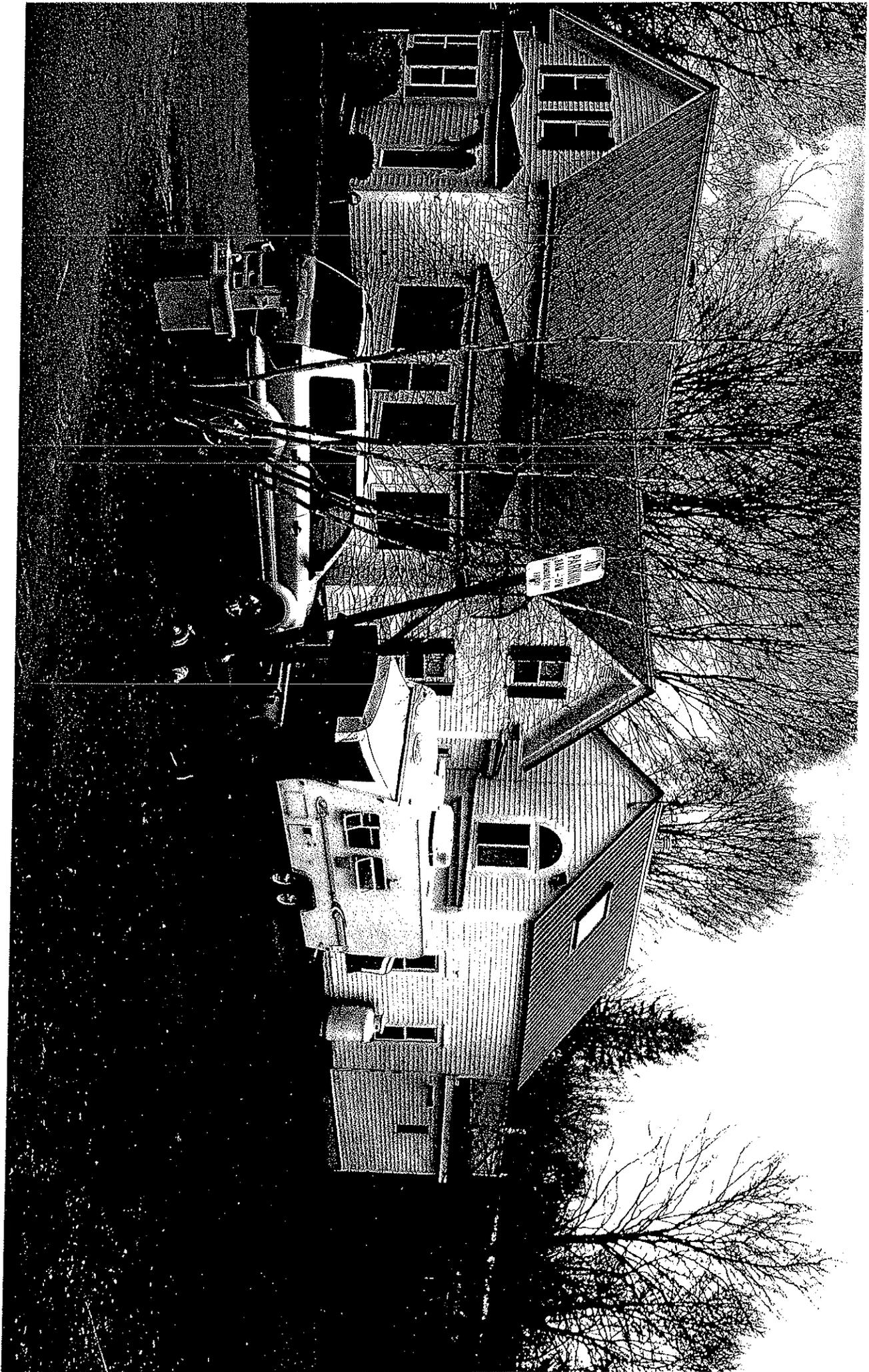
7/15/12

Dear Growing Board,

My name is Tracy Phelps and I live at 11 Highland Avenue across from the Beechle households. I am writing this note on their behalf to show my support in their decision for changing their household into a multi family dwelling. Over the years that we have known the Beechle's they have shown themselves to be very responsible people and I have no doubt that the decision to do this is in line with that character. It is my hope that you will allow them to proceed.

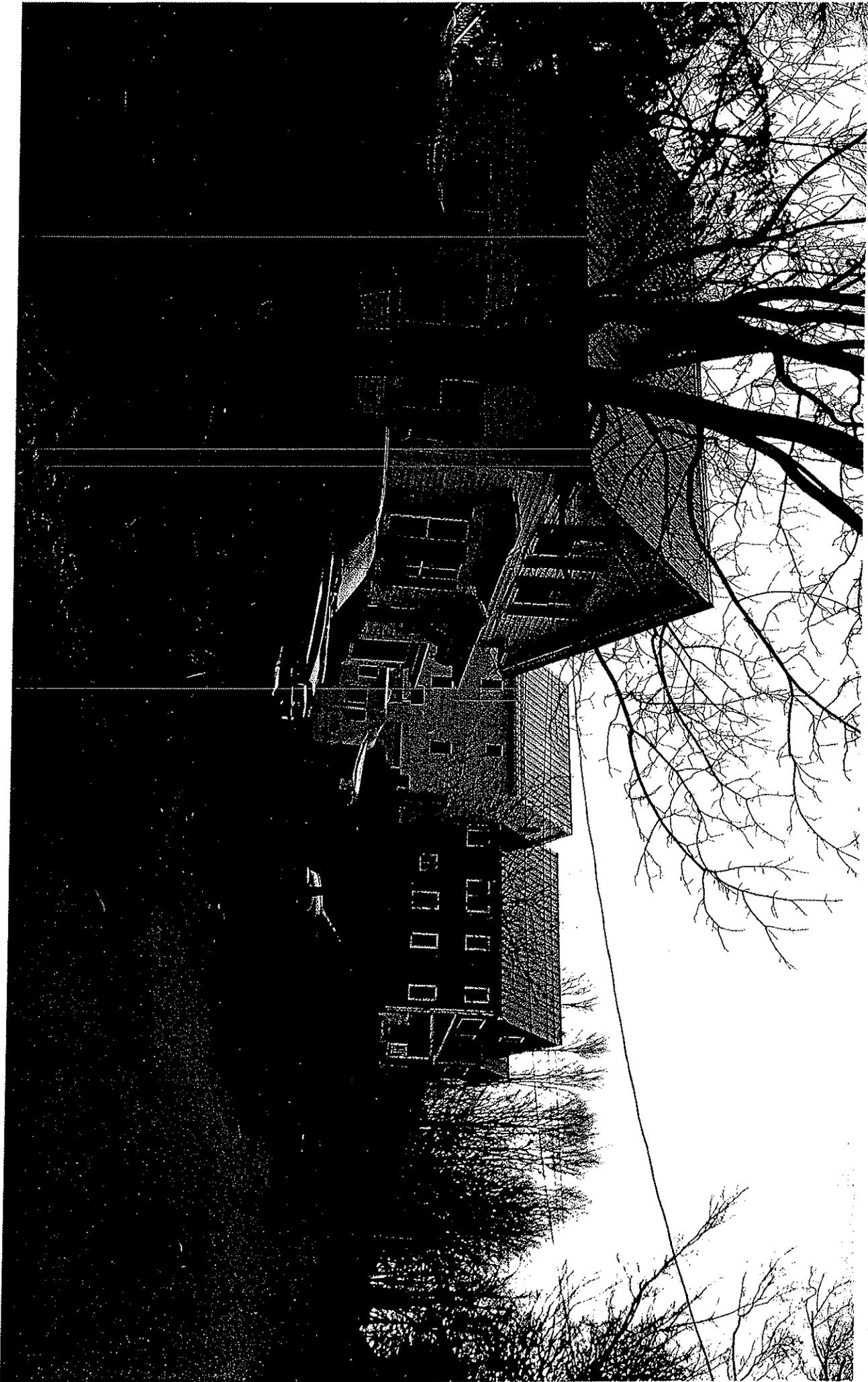
Thank you,

Mrs. Tracy Phelps



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JCB  
\$15000  
\$20000  
RECEIVED  
7/16/12



OK  
RA

JP #17-05

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