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TOWN OF ASHBURNHAM
ZONING BOARD OF APPEALS
LOWER LEVEL MEETING ROOM – TOWN HALL
January 22, 2014

Present – Chairman David Perry, Acting Clerk Mark Carlisle, Terry Girouard, Rich Archer and Cheryl Anderson

Absent: Joseph Daigle

In attendance: Theresa McCarthy, Donald Leger, Eugene Stanton and John Stanton

Variance Hearing 14-01 for Theresa A. McCarthy from section 1.4 and section 1.42

David Perry explains the variance process

Theresa McCarthy 144 Stodge Meadow explained her purchase of the abutting lots. Mrs. McCarthy owns a lot that has a right of way which she bought. She was not aware that buying the lots were going to be combined and her lawyer or building inspector said nothing. Bought the most recent lot in 2008, there currently is a structure on the property. The structure is approximately 9' x 17' (She showed the Board some photos). Her intent was to give the lots to her children. House is on 2 lots, the right of way and an additional 2 lots. Because it has now been combined and now cannot be subdivided. Cheryl Anderson explained why she believes this is a unique situation with a road separating one of the parcels.

Dave Perry reviewed the four requirements for a variance and the application is missing 2 out of 4 requirements and therefore the application is incomplete. The Board asked Mrs. McCarthy whether she wants to continue filling out the application now.

Recessed at 8:10PM for them to complete the application. Came back into session at 8:15 PM. Appellant resubmitted application. Cheryl made motion to accept and review application. Terry seconded the motion. The Board voted unanimously to accept the updated application. The revisions stated:

10A) “This lot is in two pieces separated by Stodge Meadow Road. Hardship is that both parcels are on one deed.”

10C) “There are many small lots with access to the lake.”

Abutters Comments: Eugene Stanton asked about the Right Of Way. John Stanton asked if she could build on the lot across the street. Donald Leger supports it.

Cheryl makes motion to close hearing. Motion to close hearing is seconded by Rich. The vote is unanimous to close the hearing.

Went into deliberations at 9:00 PM. The Board decided that they should speak to Town Counsel for her opinion.

Dave Perry made motion to continue hearing to Wednesday January 29, 2014 at 7:30 PM. Terry seconded the motion to continue the hearing. The vote by the ZBA Board was unanimous to continue the hearing on January 29, 2014 at 7:30 PM.

All ZBA Members voted unanimously to adjourn the hearing at 9:20 PM

Respectfully submitted,

Mark Carlisle,
Acting Clerk

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