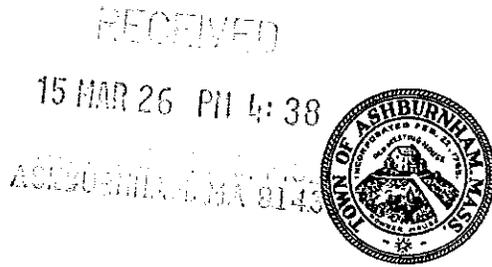


Date Received:

Town Clerk:



NOTICE OF DECISION

Number: 14-07

Date of Application: November 24, 2014

Subject of Appeal: The application of Eric Traffie for a Variance from Section 1.40 Non-Conforming Buildings & Structures and Section 1.42 Alterations & Enlargement of a preexisting non-conforming building & structure of the Ashburnham Zoning By-Laws. The request is to build a single family home that does not meet the side yard setback requirements and all other necessary zoning relief on the property located at 32 Lakeshore Drive, Map 55 and Parcel 63 in the R-B Zoning District.

Date of Hearing: January 28, 2015; March 4, 2015 (Canceled); March 11, 2015; March 25, 2015

Date of Decision: March 25, 2015.

Decision: A finding was made that the lot in question was grandfathered and no zoning action was required.

Basis for Decision: The Board finds that the lot was created before zoning and before sub division laws.

Vote of Board: Unanimous

Board Members Present and Voting: Dave Perry, Chairman
Mark Carlisle, Acting Clerk
Rich Archer
Terry Girouard

Notice: Any decision of the Zoning Board of Appeals may be appealed to Court, in accordance with Massachusetts General Laws Chapter 40A, Section 17, by the applicant, Town Boards or officers or any person aggrieved by said decision.

Pursuant to G. L. c. 40A, s. 11, this finding shall not take effect until a copy of the decision bearing the certification of the city or town clerk that 20 days have elapsed after the decision has been filed in the office of the town clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed variance does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. The fee for recording or registering shall be paid by the owner or applicant.

CERTIFICATION

I hereby certify that the foregoing Notice of Decision was filed in the Office of the Ashburnham Town Clerk that twenty (20) days have elapsed since the date of said filing, and that:

_____ No notice of appeal from said Decision has been received relating thereto; (or)

_____ A Notice of appeal from said decision was received within said twenty day period.

Dated:

Ashburnham Town Clerk

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