

Date Received:

Town Clerk:



NOTICE OF DECISION
Number: 11-07

Date of Application: 10/13/2011

Subject of Appeal: The application of Joan M. Ficarra, as Trustee of the Hilltop Drive Realty Trust for a variance from Section 4.2 of the Ashburnham Zoning Bylaws to build a house that does not comply with the required lot size and all other necessary zoning relief on the property located at 42 Hilltop Drive, Map 56 and Parcel 79 in the R-B Zoning District.

Date of Hearing: November 16, 2011

Date of Decision: November 16, 2011

Findings: A finding was made that section 1.42 applies and a special permit may be sought; section 4.2 seeking a variance does not apply.

Decision: Unanimous to grant special permit with conditions

Conditions: (1) Mean grade not to exceed 35 feet
(2) Set backs not to exceed those shown on plan presented at hearing

Appellant: Agrees to a four member board

Basis for Decision: The granting of the special permit does not derogate from the intent of the By-Law nor does it harm the neighborhood.

Vote of Board: Unanimous to grant a special permit with conditions

Board Members Present: David Perry, Chair
Joseph Daigle, Clerk
Rich Archer
Terry Girouard

Not Present: Mark Carlisle and Cheryl Anderson

Notice: Any decision of the Board of Appeals may be appealed to the Superior Court of Worcester County within 20 days by the Applicant, Town Boards or Officers, or any person aggrieved by the decision. Appeal may also be made in Fitchburg District Court.

After the 20 days appeal period, if no appeals have been filed with the Town Clerk, this decision must be recorded with the Registry of Deeds.