

**Zoning Board of Appeals Minutes**  
**April 19, 2006**

**Present:** David Perry, Terry Giraud ,Cheryl Anderson,  
Joe Daigle and Donna Brooks

**Hearing:** #06-04  
RE: 3.24(p)  
BNE Realty

**Absent:** Gil Carreiro  
**7:35pm**

**Time:**

1. David opens hearing.
  - A. Introduces Board
  - B. Instructs audience of rules.
  - C. Explains Special Permit.
  
2. Appellant explains project.
  - A. Jeff Evancic for BNE Realty & Development.
  - B. Road A will have 50'
  - C. Road B will be 10' - 66'
  - D. 17 Lot Subdivision
  - E. Field offices for duration of subdivision.
  - F. Will not be used for storage.
  - G. Project will last 3 years.
  - H. Has had building inspector at site.
  - I. One Office - One Sales Office.
  
3. David opens hearing to other Boards.
  - A. Carmine Antidormi
    - 1) Sled Road resident
    - 2) Complains about length of trailer stay.
    - 3) Complains about dirt and disruption
    - 4) What's in it for me?
  
  - B. Dave Barron
    - 1) 22 Log Cabin Road
    - 2) Complains about taxes on his trailer.
  
4. Donna: **Makes Motion - No action needed**  
***NO Second***
  
5. Hearing Continued to: 5/3/06 at 7:30pm.
  
6. Hearing Continued at 8:00pm

**Hearing #06-6**  
**RE: 40B**  
**Whitney Park**  
**Time: 8:07pm**

**Present:** David, Terry, Joe, Donna and Cheryl

**Absent:** Gil

1. David opens hearing
  - A. Introduces Board
  - B. Instructs, advises on rules.
  - C. Explains procedures
  - D. Town Council
2. Vincent Campobaso - Attorney for Appellant
  - A. Makes statement about lack of proper application.
  - B. Makes statement about fees.
    1. Town Council banter with Atty. Campobaso about fees.
    2. Town Administrator says - \$12,000
    3. Town Planning Board says - \$12,000
    4. Zoning Board says - \$18,000
    5. Cheryl asks questions of both Attorneys.
    6. Town Council suggests lowering by 1/3
      - a) Appellant's Attorney says \$700,000 in fees to Town in Total.
3. David tells Atty. Campobaso \$900 is absurd.
4. Town Planner speaks to consultant's appearance and hiring.
  - A. State informed of hiring.
5. Board banter on hiring.
  - A. Donna: **Makes Motion**
  - B. Terry: **Seconds**
  - C. **VOTE: Unanimous** - Richard Heaton  
Hired pending money from State.
6. Richard Heaton speaks to fees.
7. Richard suggests taking the \$12,000 + taking out legal fees of \$5,000 - fee would be \$7,000.
  - A. 53G fund does not exist.
8. Mr. MacMillan - Planning Board - speaks: Lack of 53G may not be useful.
9. Richard suggests laying out procedure for up coming hearing continuances.
10. Risso Associates will be asked to consult
  - A. Engineers and Traffic

11. Tighe and Bond will be used for sewerage.

A. Also asked for water flow.

12. Cheryl speaks to why only 5 reports.

13. The next meeting will be used to go over schedule for continued hearings.

14. Discussion on Quorum for other members to attend meetings of other Boards.

A. Town Council advises OK if posted.

15. Terry advises abutters to hearings, procedure and continuances.

16. Abutter complains about lack of continued notices.

Larry Ehrets - 33 South Main Street, Ashburnham, MA

17. Abutters get up and complain about notices.

19. Continued to 5/31/06 at 7:30pm

20. List submitted by abutters to be re: *Notified*.

21. Meeting continued at 9:10pm.

Respectfully submitted,  
Joseph Daigle  
Acting Clerk