

RECEIVED

15 MAY -7 AM 11:22

ASHTON, MA 01460

TOWN OF ASHBURNHAM
ZONING BOARD OF APPEALS MINUTES
LOWER LEVEL MEETING ROOM – TOWN HALL
March 4, 2015

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

15-01 Variance Hearing

1. David Perry opens hearing 15-01 at 7:05 PM
 - Explains 4 criteria for variance
 - Discusses Sec. 1.4 – the finding that a Special Permit is all that is required.
2. Cheryl makes a motion that under Sec. 1.42 only a Special Permit is necessary.
 - Terry seconds the motion
 - The vote is unanimous by all present ZBA Board Members
3. Entered into record letter from John G. Thomas that he has no objections. (See Exhibit 1)
4. Mr. Larry Sperring presented his proposed addition. Michael McLaughlin, friend, spoke on Mr. Sperring's behalf, in support of addition.
 - More discussion on multiple setback issues.
 - Mr. McLaughlin spoke specifically on the criteria with a variance vs special permit.
 - Proposed mudroom is an existing porch and they are just enclosing it.
 - Discussed possibility of angling the corner at the 2'6" corner.
 - Discussed that the addition roof cannot exceed the existing roof height. Cannot exceed 35'.
5. Dave discussed deliberation time table and appeal period.

15-02 Variance Hearing

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

Also Present – Attorney Glenny, Kenneth and Susanne Haenisch

1. Hearing for 15-02 opens at 8:00 PM.
2. David Perry describes the variance requirements.
3. Attorney Glenny stated he represents Athol Savings Bank and the Haenisch's.
 - a. Attorney Glenny describes the situation on the encroachment.
 - b. Mr. Haenisch describes the circumstances that led up to this problem and granting the easement.
 - c. They discussed Sec. 6.43 and how it applies to this case.
4. Motion made by Dave to grant a variance (6.43)
 - a. Terry seconds the motion
 - b. The vote is unanimous by all present ZBA Board Members
5. Dave describes the 20 day waiting period and deed restrictions.

Continued hearing #15-01

Entered Deliberation at 8:35 pm.

- Cheryl makes motion to grant a special permit with conditions (15-01).
- Conditions:
 - Front lower left corner of garage no closer than 4 feet to the lot line.
 - Other setbacks per plan submitted.
 - Roof line of proposed addition not to exceed 35 feet.
 - Gutter to be installed on garage with discharge at rear of garage.
 - No entrance door on left hand side of garage.
- Terry seconds the motion.
- Special Permit granted unanimously by all ZBA board members present.

Motion made to adjourn by Cheryl

- Terry seconds the motion

Meeting adjourns at 8:50 pm.

Respectfully submitted,

Mark Carlisle,
Acting Clerk