

**Minutes of the Ashburnham Zoning Board of Appeals
February 16, 2011**

Present: David Perry, Chairman, Joseph Daigle, Cheryl Anderson, Mark Carlisle
and Rich Archer

Absent: Terry Girouard

Hearing: 11-01 7:30 PM

1. David opens Hearing at 7:36 PM
 - A. Introduces the Board
 - B. Explains rules of hearing
 - C. Turns hearing over to Applicants

2. John Harrison, Tim Sullivan: Applicants
 - A. Replace former home with 24' x 54' overall structure with 16' x 12' deck in rear
 - B. Town water and sewer
 - C. Submits new plot plan showing deck
 - See exhibit #1 (contains one page)
 - D. Submits photo of original home on site
 - See exhibit #2 (contains one page)
 - E. Submits larger plot plan than original
 - See exhibit #3 (contains one page)

3. Bill Mezzanotti (Abutter) speaks
 - A. Asks about safety
 - B. Asks when property was surveyed
 - C. Asks about former well
 - Abutter (Joe Zibikowski states well is 1080 feet from road)

4. Discussion on well destruction
 - A. Will need permit from Board of Health

5. Bill Mezzanotti (Abutter) asks about tree removal

6. David asks if there is any other questions
 - A. Requests applicants to maintain safe construction site
 - B. David asks about height requirement
 - Would like 30' maximum

7. David explains appeal process:
 1. Twenty Day waiting period
 2. Attached to deed required
 3. Explains deliberation process
 4. Closes hearing @ 8:07 PM

8:10 PM ZBA Board decides to Deliberate Hearing #11-01

1. Cheryl makes motion to enter Deliberation
 - A. Seconded by Rich
 - B. Vote unanimous
2. Rich makes motion that the Board finds no detriment or injury to the neighborhood and that a Special Permit may be sought.
 - A. Seconded by Cheryl
 - B. Vote unanimous
3. Discussion:
4. David makes motion to grant Special Permit with conditions
 - A. Height not to exceed 30'
 - B. As per plan submitted 2/16/2011

NOTE:

1. Demo Permit may be required
 2. Well abandonment permit maybe required
- C. Seconded by Cheryl
 - D. Vote unanimous to issue Special Permit with conditions

**Hearing
#11-02
#1.33**

1. Discussion on hearing reason
 - A. Board decides to continue as Special Permit
2. David opens hearing at 8:30 PM
 - A. Introduces ZBA Board
 - B. Explains rules of the hearing
3. David turns hearing over to applicants (Jean Hebert and Wayne Monteverde)

- A. Return garage to original repairs of Motorcycles, snowmobiles, automobiles and light trucks.
 - B. Hours would be 7:00 AM to 7:00 PM
 - C. Closed on Sundays
4. David explains Private Road Status.
- A. Town accepted part of the road (.07 of a mile from route 101)
5. David and Joe discuss need to consult Town Counsel on Board's standing
- A. Long discussion on subject
6. David asks abutters and applicants if they have any comments
7. Matt Wilson speaks to the traffic all day and night. Not pleased with thought of motorcycles and snow machines being run and repaired.
8. Maryann Ruscio also concerned about noise, traffic, and turning around in her driveway.
9. Jan Lehtinen concerned about noise, motorcycles, traffic, and property value.
10. Sarah Culgin concerned for her children's safety, noise, motorcycles and parking.
11. Marcella Braks (current owner of the property) supports Special Permit to be granted.
12. Maryann Ruscio speaks to traffic and noise
13. Matt Wilson speaks to permit allowing Open Season
14. David explains conditions that may be required
15. David stops debate which was getting heated
16. Board decides to continue hearing to March 16, 2011 @ 7:30 PM **"Please Post"**
- A. David makes the motion
 - B. Cheryl seconded the motion
 - C. Vote: Unanimous
17. Maryann Ruscio asks about the process
- A. David explains rules of hearing and deliberations and appeals process
18. Mark makes a motion to adjourn
- A. David seconded the motion
 - B. Vote: Unanimous @ 9:20 PM to adjourn

Respectfully submitted,

Joseph B. Daigle