

Planning Board  
Minutes  
December 13, 2012

The Planning Board meeting convened at 6:35 PM in the Lower Level Meeting Room with the following members and alternate present: William Nolan - Chairman, Joseph Kalagher, Roger Hoyt, Meredith Fagan and Joseph McPeak. Members not present: Joseph Daigle.

Motion was made by Kalagher and 2<sup>nd</sup> by Fagan to approve Agenda. Motion carried 4-0.

Minutes of October 11, October 25, and November 8, 2012 will be reviewed at the next meeting.

Chairman Comments:

Eric Smith, MRPC, made the final presentation of MRPC's Draft Ashburnham Cultural District Priority Development Area (PDA) Assessment DLTA (District Local Technical Assistance) Report at the November meeting of the planning board. No members of the public or other town boards were in attendance. The final draft was distributed to town boards for review with comments to be forwarded to Eric Smith by December 26, 2012.

Old Business:

Solar Bylaw Draft– no action

New Business:

- Building Permit – Robert Johnson - Ashby Road: The board assigned number 166 Ashby Road for the new house.

Correspondence:

- Building Commissioner's Report:
  - o 0 permits for new houses: 13 permits for alterations and additions
  - o Year to date fees collected: \$144,228.97; value of permits: \$25,987,732.
- Reviewed various town notices from abutting towns

Open Discussion:

- The meeting schedule for the next six months was established as follows:

January 10<sup>th</sup> and 24<sup>th</sup>  
February 7<sup>th</sup> and 28<sup>th</sup>  
March 14<sup>th</sup> and 28<sup>th</sup>  
April 11<sup>th</sup> and 25<sup>th</sup>  
May 9<sup>th</sup> and 23<sup>rd</sup>  
June 13<sup>th</sup> and 27<sup>th</sup>

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TOWN OF ASHBURNHAM  
ASHBURNHAM, MA 01430

Special Permit Public Hearing for Accessory Dwelling Unit: Public Hearing was opened at 7:00 PM to review the application of Evan Ehman for an accessory dwelling unit at 122 Ashby Road, Map 32 Parcel 20 in the RB Zoning District. The property currently contains an In-law apartment approved by the Zoning Board of Appeals and the in-law resident is leaving. The application is consistent with the Purposes and Intent of Section 5.16.1 of the Ashburnham Zoning By-Laws and satisfies the conditions stated in Section 5.16.3, a of the Ashburnham Zoning By-Laws. There are no proposed changes to the building. No members of the public were in attendance. The hearing was closed at 7:10 PM. Motion was made by Kalagher and 2<sup>nd</sup> by Hoyt to approve the accessory dwelling unit at 122 Ashby Road. Motion carried 5-0.

Meeting was adjourned at 7:25 PM.

Respectively submitted,  
Roger Hoyt, Clerk