MINUTES
Town of Hubbardston Board of Appeals
Meeting Held August 11, 2015
Library Basement Meeting Room, 7 Main Street

Members Present: Chairman Scott Janssens, William Homans, Andrew Baum, William Fernekees and Secretary Joyce Green.
Absent: None.
Others Present: Robert Forte, Stephanie Forte.

7:07pm The meeting was called to order by Chairman Scott Janssens and the hearing procedure was explained to the petitioners.

Public Hearing – 48 Halfrey Rd, Robert & Stephanie Forte, Map 10/Parcel 33

The public hearing was opened on a variance application for construction of an addition without the required front yard setback. Ms. Forte explained they wished to add on to their home so her grandfather can move in with them. Mr. Forte stated they had tried to fit the addition in without a variance but due to the steep embankment on their lot they were unable to fit in the size addition they wished to build.

Andy Baum asked about the location of the septic system and recommended the addition of a few extra feet to the variance so they could expand the system if needed in the future.

Motion: Scott Janssens, to close public hearing. **Second:** Bill Homans. **Vote:** All in favor.

Motion: Andy Baum; to grant a variance for 30' (thirty feet) off the front yard setback requirement due to the topography of the lot and to allow for future expansion of the septic system. **Second:** Bill Homans. **Vote: 4-0 in favor.**

Members explained the 20-day appeal period to the petitioners and they were given the information sheet "Procedure After Grant of Variance."

The decision granting the variance was typed and printed by the secretary and signed by the board members.

7:30pm General Business

- Minutes of June 11, 2015 were approved on a motion by Bill Homans, seconded by Bill Fernekees and so voted 4-0 in favor.
- Voucher signed for The Gardner News.
- Discussion of possible new members to replace Ed Blanchard and John Prentiss; Scott will contact John Barry and/or Paul Hamer to see if they have an interest in serving.
- Andy Baum volunteered to serve on the AdHoc Affordable Housing Committee.

7:50p.m. Motion to Adjourn made by Bill Fernekees, seconded by Bill Homans, and so voted.

Respectfully Submitted,

Joyce Green, Secretary

Approved by Scott Janssens Date: 1/20/16