MINUTES
Town of Hubbardston Board of Appeals
Meeting Held April 6, 2016
Library Basement Meeting Room, 7 Main Street

Members Present: Chairman Scott Janssens, William Homans, Andrew Baum, Gail Orciuch, Albert Afonso and Secretary Joyce Green.
Absent: None.
Others Present: Petitioner Craig Osowski and property owner Valerie Ingman.

7:00pm Called to order by Chairman Scott Janssens
Introductions were made and Chairman Janssens explained the appeals process and possible outcomes of tonight's hearing.

Variance Application: Craig Osowski and Valerie Ingman, 34 Morgan Rd; for construction of a proposed addition without the required front yard and side yard setbacks.

7:03pm Motion: Scott Janssens to open the Public Hearing for the above variance application at 34 Morgan Rd. **Second:** Bill Homans. **Vote:** All in favor.

Chairman Janssens asked the petitioners to explain why they have applied for a variance. Valerie Ingman stated they would like to build a large addition to better accommodate their 2 disabled children. Craig Osowski showed the setbacks on the submitted plan; the front of the addition would be 64 feet from the front lot line and the ramp would be only 12.5 feet from the side lot line. Ms. Ingman stated that the topography on the other side of the house drops off quite steeply and would require major changes if the addition were put on that side.

Janssens asked if the board had any questions. Some ideas were suggested as to how to lessen the amount that would be needed for a variance but the plan presented had been well thought out and most options had already been considered and dismissed for a variety of reasons.

Motion: Bill Homans, to close the public hearing. **Second:** Andy Baum. **Vote:** 5-0 in favor.

Motion: Bill Homans, to grant a 15 foot variance from the front setback and a 23 foot variance from the East side setback. **Second:** Gail Orciuch. **Vote:** 4-0-1 with Al Afonso abstaining.

The petitioner was given an information sheet on what happens next. Mr. Osowski and Ms. Ingman thanked the board and exited the meeting.

The secretary typed up the decision to grant the variances and all members signed it.

General Business

- **Minutes** of January 20, 2016 were approved on a motion by Bill Homans, seconded by Gail Orciuch and so voted 5-0 in favor.
- **Zoning Bylaws:** Updated copies were given to all members.

7:39p.m. Motion to Adjourn made by Bill Homans, seconded by Andy Baum and so voted.

Respectfully Submitted,

Joyce Green, Secretary

Approved by S A Janssens Date: 7/28/16