

**ZONING BOARD OF APPEALS MEETING
WEDNESDAY, MARCH 2, 2022
RESOURCE ROOM**

Attendance: Chair Daniel Heney, Vice-chair Mike Fitzpatrick, Ron Forget, John Bombara (remote), Jim Palmer, Ken Frasier Building Inspector

(7:01 PM) (0:40) Public Hearing: Rebecca Laramee (#2022-01) 17 Hough Rd

Date of Application: 2/9/2022

Decision Date of Special Permit: 90 Days after close of Public Hearing

Don Keavany from the law firm of Christopher, Hays, Wojcik & Mavricos in Worcester representing the Laramee's in this matter. What they are seeking is a special permit pursuant to 3.43 of the Douglas bylaws for relief to reconstruct that pre-existing non-conforming gazebo into what is there today, with proposing to move it over five feet of the lot line in the revised plot plan dated January 31, 2022. The Chair stated he would like to see the gazebo moved further away from the lot line than what is being proposed. Mr. Bombara stated that he agrees with the Chair and would like to see it 12 feet away from the lot line. Mr. Forget disagrees and his opinion is that he is satisfied with the plan submitted. The concerns from the board about this is the distance from the leaching site and the lot line. Attorney Keavany asked the board for a continuance to work through the septic issue and the lot line issue and come to some agreement. Mr. Hathaway (18 Hough Rd) and Ms. Wilson (11 Hough Rd) stood up and told the board that they are in favor of the Laramee's new structure. Attorney Keavany and Ms. Laramee stepped out of the room to have a quick discussion.

(7:55 PM) (54:42) Board passed around a voucher to sign.

(8:04 PM) (1:03:04) Attorney Keavany and Ms. Laramee joined the meeting again.

Attorney Keavany asked the board if the structure gets moved 12 feet away from the Snow lot line with the current dimensions of the structure will the board approve the building permit. Ken Frasier the building inspector responded that he would need to see something more about the septic system to make that determination, and Mr. Fitzpatrick stated that you must be a minimum of 10 feet away from the septic and if you are less than that then you must go to the board of health to get a waiver.

(8:15 PM) (1:14:01) Motion to continue the public hearing to April 6, 2022, at 7 PM made by Mike Fitzpatrick, seconded by John Bombara. Roll call vote- Dan Heney, Jim Palmer, Ron Forget, Mike Fitzpatrick & John Bombara all in favor.

(8:17 PM) (1:16:24) Motion to adjourn meeting made by Ron Forget, seconded by Jim Palmer. Roll call vote- Dan Heney, Jim Palmer, Ron Forget, Mike Fitzpatrick & John Bombara all in favor.

Upcoming Meeting April 6, 2022

Respectfully submitted,

**Stephenie Gosselin
Recording Secretary**