

**ZONING BOARD OF APPEALS MEETING  
WEDNESDAY, JUNE 1, 2022  
RESOURCE ROOM**

**Attendance:** Chair Daniel Heney, Vice-Chair Mike Fitzpatrick, Jim Palmer, John Bombara, Ken Frasier Building inspector.

**Absent:** Sean Holland, Ron Forget.

**Chair Daniel Heney calls meeting to order at 7:05 PM.**

- 1. (7:05 PM) (0:09) Public Hearing: Brian Specyalski (#2022-03) 56 Bigelow Road**  
Date of Application: 5/4/2022  
Decision Date for Variance: 100 Days of Application (8/12/2022)  
Applicant is seeking setback relief to build a house in an RA zone district. Mr. Specyalski stated that the house was built in the 1940's and has no insulation and wiring is very bad and old, would like to add on to the front of the house and redo the septic and move it further away from the water and a new well. Richard Fuller 84 Bigelow Road stated that it will be a good improvement to the neighborhood.  
**(7:21 PM) (16:15) Motion to close the public hearing made by John Bombara, seconded by Mike Fitzpatrick. Roll call vote – Dan Heney, John Bombara, Mike Fitzpatrick, Jim Palmer all in favor.**  
**(7:21 PM) (16:40) Motion to approve the variance made by John Bombara, seconded by Jim Palmer. Roll call vote – Dan Heney, John Bombara, Mike Fitzpatrick, Jim Palmer all in favor.**
- 2. (7:23 PM) (18:44) Public Hearing: Adam Martin (#2022-04) 0 Northwest Main Street**  
Date of Application: 5/4/2022  
Decision Date for Variance: 100 Days of Application (8/12/2022)  
Applicant Adam Martin and brother Douglas Martin joined table to present and are looking for frontage relief under dimensional regulations appendix B to build a house in an RA zone district. Board has confirmation that all the abutters have been notified by certified mail. There was a discussion and questions about the lot and the frontage measurements and what is included in the frontage amount, with the board and the building inspector. The board suggested the applicants get clarity on the frontage amount and check with the engineer and council and they have to go to the planning board. Mr. Fitzpatrick would like to also see a certified plot plan.  
**(7:45 PM) (40:35) Motion to continue public hearing to July 6, 2022, at 7 PM made by John Bombara, seconded by Jim Palmer. Roll call vote – Dan Heney, John Bombara, Mike Fitzpatrick, Jim Palmer all in favor.**

**Discussion:**

- 1. (7:47 PM) (42:50) North Brown, LLC**  
Board will have a meeting on June 22, 2022 at 7:00 PM for this matter.
- 2. ZBA Application Forms – Possible Votes**
- 3. (7:50 PM) (45:18) Approve Minutes: 4/6/2022 – Possible Votes**

(7:52 PM) (47:13) Motion to approve the minutes for April 6, 2022, as written made by Mike Fitzpatrick, seconded by John Bombara. Roll call vote – Dan Heney, John Bombara, Mike Fitzpatrick, Jim Palmer all in favor.

(7:54 PM) (49:00) Motion to adjourn made by John Bombara, seconded by Jim Palmer. Roll call vote – Dan Heney, John Bombara, Mike Fitzpatrick, Jim Palmer all in favor.

Upcoming Meetings: June 22, 2022, July 6, 2022 & August 3, 2022

Respectfully submitted,

Stephenie Gosselin, recording secretary