

APPROVED 2/1/2023

ZONING BOARD OF APPEALS  
WEDNESDAY, JANUARY 4, 2023  
RESOURCE ROOM

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

Chair Dan Heney called the meeting to order at 7:00 PM

(7:00 PM) (0:12) 7:00 PM Public Hearing Continued from 12/7/2022: Kevin Morse (#2022-09) 17 Churchill Road

Date of Application: 11/9/2022

Decision Date for Variance: 100 Days of Application (2/17/2023)

For the record, Mike Fitzpatrick watched the last meeting in its entirety and filled out the Mullen with the town clerk.

Kevin Morse stated that based off the findings and recommendations of his engineering firm as well as the advice from Council he is withdrawing without prejudice his application for a variance, and he will work directly with the building inspector to ensure that everything is in compliance as soon as humanly possible. He will move the shed and the chicken coop to be in line with the required setbacks as soon as the ground hardens up enough to be able to do so.

(7:04 PM) (4:16) Motion to approve the request to withdraw without prejudice made by Mike Fitzpatrick, seconded by Jim Palmer. Roll call vote - Dan Heney, Jim Palmer, Ron Forget, Mike Fitzpatrick, John Bombara all in favor.

Discussion:

1. (7:06 PM) (6:26) Approve Minutes: September 7, 2022 & October 5, 2022 – Possible Votes  
(7:08 PM) (8:55) Motion to approve the minutes of September 7, 2022, as written made by Jim Palmer, seconded by Mike Fitzpatrick. Roll call vote - Dan Heney, Jim Palmer, Ron Forget, Mike Fitzpatrick, John Bombara all in favor.  
(7:10 PM) (10:35) Motion to approve the minutes of October 5, 2022, as written made by John Bombara, seconded by Jim Palmer. Roll call vote - Dan Heney, Jim Palmer, Ron Forget, Mike Fitzpatrick, John Bombara all in favor.
2. (7:11 PM) (11:27) 2022 Annual Report Review – Possible Votes  
The board received a memo from Jen about the report; the board will review it and vote on it at the next meeting.  
(7:12 PM) (12:25) Motion to accept the draft of the annual report made by Mike Fitzpatrick, seconded by Jim Palmer. Roll call vote - Dan Heney, Jim Palmer, Ron Forget, Mike Fitzpatrick, John Bombara all in favor.

(7:15 PM) (14:28) 7:15 PM Public Hearing: Lauren Maccagnano (#2023-01) 31 Glenn Street

Date of Application: 12/12/2022

Decision Date for Special Permit: 90 days after close of Public Hearing

All the certified mailings have been returned, and no correspondence with the planning board.

Richard Maccagnano stated that they are seeking a special permit to place a temporary trailer on the property due to a fire. The trailer is currently behind the house and does not have electrical hooked up or water to the trailer because Mr. Frasier told them that they cannot occupy the trailer until they go before the board because of the bylaws of having a trailer on a property.

Becky Gallagher 24 Glenn Street stated that she is 100% in favor of the trailer on the property and looking forward to the property and house being fixed up. The owner of 37 Glenn Street stated he is concerned about where the septic is going to be put and concerns about the well. Mr. Maccagnano stated that he has a septic plan and it is title V compliant. Kent Vinson 23 Glenn Street wanted to make sure the proper fire safety was taken with trailer and had property smoke detectors.

(7:38 PM) (38:50) Motion to close the public hearing made by John Bombara, seconded by Mike Fitzpatrick. Roll call vote - Dan Heney, Jim Palmer, Ron Forget, Mike Fitzpatrick, John Bombara all in favor.

Mike Fitzpatrick would like to see the structure inspected by the fire department to make sure it is compliant for smoke and carbon monoxide protection. In addition, to have the project reviewed at the 6-month mark of the 1 year granted permit to see the progress. The year would from the expiration date of the appeal period.

(7:43 PM) (43:16) Motion to approve the application as submitted with the following conditions, that the use of the trailer would be approved for one year at the end of the appeal period for the approved decision, with a 6 month review and that the trailer is inspected to make sure its compliant with smoke and carbon dioxide per the fire department made by Mike Fitzpatrick, seconded by Jim Palmer. Roll call vote - Dan Heney, Jim Palmer, Ron Forget, Mike Fitzpatrick, John Bombara all in favor.

Upcoming Meetings: February 1, 2023 & March 1, 2023

(7:46 PM) (46:30) Motion to adjourn the meeting made by Jim Palmer, seconded by Ron Forget. Roll call vote - Dan Heney, Jim Palmer, Ron Forget, Mike Fitzpatrick, John Bombara all in favor.

Respectfully submitted,

Stephenie Gosselin, recording secretary