

ZONING BOARD OF APPEALS
WEDNESDAY, APRIL 5, 2023
RESOURCE ROOM

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

The Vice chair Mike Fitzpatrick called the meeting to order at 7:10 PM>

1. (7:10 PM) (0:16 TS) 7:00 PM Public Hearing: Michael Crosier (#2023-06), 16 Brookside Drive
Date of Application: 3/15/2023
Decision Date for Variance: 100 Days of Application (6/23/23)
The applicant is requesting rear setback relief under dimensional regulations appendix B to build a deck in a VR zone district. Mike and Jessica Crosier are present to request a 9.1-foot variance for the rear property line setback to be able to put a deck on the back of their house. The Board members do not have any issue with this request.
(7:15 PM) (5:05 TS) Motion to close the public hearing made by John Bombara, 2nd by Jim Palmer. Roll call vote – Dan Heney, John Bombara, Jim Palmer, Ron Forget, Mike Fitzpatrick all in favor.
(7:16 PM) (6:15 TS) Motion to approve the variance as submitted on plan dated 3/13/2023, made by John Bombara, 2nd by Dan Heney. Roll call vote – Dan Heney, John Bombara, Jim Palmer, Ron Forget, Mike Fitzpatrick all in favor.

Discussion:

2. (7:22 PM) (12:02 TS) North Brown, LLC
Mr. Frasier stated that at the last meeting, there was a request put in to find out the transfer of control for the North Brown Condominium Association about their trust, and he found out that the Condominium association does not take it over from the contractors until completion of the last phase of the project. At the completion of the 3rd phase or the start of the fourth phase is when they need to post their bond for the site completion. For the daily report, Mr. Frasier is staying in contact with them and making sure, they are staying up to date with things, and maintain the drainage flows, the runoff issues they said they would reseed as soon as they are able to. There is only one single unit not sold on Nautical right now. Mr. Fitzpatrick stated his concerns with the potholes at the main entrance and Mr. Frasier stated that they said they would take care of the holes as soon as asphalt is available. Mr. Frasier recommends that before they do their final coats of paving that a complete survey be done to make sure that the base is still good for the topcoat to go on, but they need to patch the holes in the meantime. Mr. Frasier stated that there is also an issue with the center strip and the rip rap they put there that he believes was never approved and thinks it should be greenery, he makes sure that is taken care of in the bonding.

Upcoming Meeting: May 3, 2023

(7:37 PM) (27:20 TS) Motion to adjourn the meeting made by Ron Forget, 2nd by Jim Palmer. Roll call vote – Dan Heney, John Bombara, Jim Palmer, Ron Forget, Mike Fitzpatrick all in favor.

Respectfully submitted,

Stephenie Gosselin