

ZONING BOARD OF APPEALS
WEDNESDAY, JUNE 7, 2023
RESOURCE ROOM

Attendance: Chair Dan Heney, vice chair Mike Fitzpatrick, Jim Palmer, Ron Forget, John Bombara & Ken Frasier Building Inspector.

The Chair Dan Heney called the meeting to order at 7:01 PM.

Mr. Heney stated that Jim Palmer, and himself that had previously recused themselves from the public hearing, are now going to participate under the rule of necessity.

(7:01 PM) (0:30 TS) 7:00 PM Public Hearing Continued from May 3, 2023: Susan Koopman (#2023-07) 62 Peter's Cove Road

Date of application : 4/10/2023

Decision date for variance: 100 days of application (7/19/23)

The gentleman representing the applicants, presented the board with a plan, and stated that there was a wood structure on the lot that had fallen into disrepair and the landowner sought to rebuild it, the building inspector issued a cease and desist, because the new structure ended up being closer to the lot line therefore a variance is required, and they submitted an application for a variance to allow the structure within 1.1 feet of the lot line. Mr. Bombara stated that he does not have any issue with this structure, Mr. Fitzpatrick stated that he would normally be opposed to something that's close to the lot line, but he is in favor of it because it holds the heating system.

(7:08 PM) (7:00 TS) Motion to close the public hearing made by John Bombara, seconded by Mike Fitzpatrick. The vote passed unanimously.

(7:08 PM) (7:15 TS) Motion to approve the construction of the heating and air conditioning structure with the 1.1 foot from the lot line as presented on the plans dated March 30, 2023, made by John Bombara, seconded by Jim Palmer. The vote passed unanimously.

Discussion

(7:10 PM) (9:45 TS) North Brown, LLC - Ken Frasier stated that the project is moving along and that aside from the one foundation in the ground now all units on Nautical Way are sold, affordable and market rate units. Mr. Frasier said that he would have the ratio for affordable to market rate at the next meeting that Mr. Fitzpatrick had asked for. They did patch the potholes in the road and the driveway of the owner that had complained.

(7:13 PM) (12:50 TS) Approve Meeting Minutes: April 5, 2023 - possible votes

(7:14 PM) (13:15 TS) Motion to approve the meeting minutes of April 5, 2023, as written made by John Bombara, seconded by Ron Forget. The vote passed unanimously.

(7:14 PM) (13:55 TS) The board received a notice from the planning board on two different items.

The owner of 12 Meetinghouse Ln. is looking to build an accessory apartment And they are looking for a special permit from the planning board

There was an application from McIntyre Loam looking for a special permit from the planning board to operate on the land now or formally of Mr. Tetreault, in the new development Peter Michael business Park lots three and four.

(7:17 PM) (16:15 TS) Motion to adjourn the meeting made by John Bombara, seconded by Ron Forget. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin