

ZONING BOARD OF APPEALS
WEDNESDAY, AUGUST 2, 2023
RESOURCE ROOM

Attendance: Vice chair Mike Fitzpatrick, Jim Palmer, Ron Forget, John Bombara

Absent: Chair Dan Heney

Mike Fitzpatrick called the meeting to order at 7 PM.

1. (0:10 TS) Reorganization: Board will pass over this item because the chair is absent.

Public Meeting:

2. (0:50 TS) 7:00 PM Public Hearing: Francis & Norma McCullen (#2023-09) 719 Northwest Main Street

Date of Application: 6/13/2023

Decision Date for Variance: 100 Days of Application (9/21/2023)

(Continued from 7/5/2023), (no quorum)

Applicant Frank McCullen 719 Northwest Main Street explained his situation and that he is trying to keep his landscaping equipment covered and had built a lean-to in the spot where he had a carport for 18 years that was falling down. He could not put it on any other spot on the property due to the slope on one side and the septic on the other.

(6:55 TS) Motion to close the public hearing made by John Bombara, 2nd by Ron Forget. The vote passed unanimously.

(7:25 TS) Motion to approve #2023-09 as presented made by Ron Forget, 2nd by Jim Palmer. The vote passed unanimously.

Discussion:

3. (9:15 TS) Meeting Minutes: May 3, 2023 & June 7, 2023 – Possible Votes

(10:50 TS) Motion to approve the meeting minutes of May 3, 2023, as written made by John Bombara, 2nd by Ron Forget. The vote passed unanimously.

(12:40 TS) Motion to approve the meeting minutes of June 7, 2023, as written made by John Bombara, 2nd by Ron Forget. The vote passed unanimously.

Public Meeting:

4. (15:50 TS) 7:15 PM Public Hearing: Megan & Jacob Bloniasz (#2023-10) 125 LedgeStone Road

Date of Application: 7/11/2023

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

Applicants are looking to reconstruct a single-family home on a pre-existing non-conforming lot on property located at 125 LedgeStone Road, assessors map 110 parcel 11. This was advertised in the Worcester Telegram and Gazette and the Board has received all the green cards back for the abutter's notification. Jude Gauvin with OHI Engineering joined remotely representing the applicants to go over the plans with the Board and to ask permission to demolish the two current non-conforming structures that are over the setbacks and proposing to put up a new dwelling with the setbacks so the building will not be non-conforming any longer. The special permit would be for the minimal frontage and the acreage required by zoning. The Board of Health has issued a permit for the septic upgrade, there has been a meeting with conservation, and they have done a site walk and are expecting an order of conditions at the next meeting.

(21:10 TS) Motion to close the public hearing made by John Bombara, 2nd by Ron Forget. The vote passed unanimously.

(21:40 TS) Motion to approve the special permit for #2023-10 as the plans presented tonight dated July 10, 2023, made by John Bombara, 2nd by Jim Palmer. The vote passed unanimously.

Discussion:

5. (32:30 TS) 31 Glenn Street – Update

Richard Macinano 6 Fruit St, Milford and Lauren Macinano 31 Glenn St, Douglas stated that they have been progressing since the last time they were before the board on January 4, 2023. They received notification of the approval on February 6, 2023, and since then all the documents have been filed at the registry of deeds and they have acquired an electrical permit and installed a new electrical service for the house and the trailer. They were also able to get all the trailer certificates from the fire department on March 14, the building permit was received on March 13, and Lauren moved in March 14, since they have repaired everything on the first floor except for the stairs and last week started installing the subfloor for the second floor. By the end of August would like to have the windows in and start on the outside of the house. Mr. Frasier suggested that when they get their framing done before they start doing the electrical and plumbing that they call him to come down and take a look.

6. (32:12 TS) ZBA Fee Schedule – Board passed over

7. (32:20 TS) Special Permit Extension – Flying Goose – 286 Webster St – Possible Votes

Mr. Fitzpatrick stated that Douglas sold that land to them in auction with the understanding that a business was going to go in there and now there is a for sale sign up for the land and he doesn't feel comfortable extending the permit without getting more information on their intentions. The Board agrees to request the applicants come before the Board and if they don't, they will not be granted the extension.

8. (36:00 TS) North Brown, LLC

Mr. Frasier stated that units 7, 5, 3, 1, 2, & 4 are sold and 6 & 8 have mechanicals done, 10 & 12 have framing done, 14 & 16 have the foundation done, and the affordables ratio is good. Mr. Fraiser spoke to them about the rain gardens and the road sediment again, and he visits the site at least once a week and is comfortable with the progress being made.

9. (42:25 TS) Signatures: Vouchers, Decisions, Legal Documents

There is a legal notice of a public hearing from the town planning board on August 24, 2023, at 7 PM for a discussion on the adoption of a new section of 6.8 of the residential scaled and commercially scaled solar energy systems.

Upcoming Meetings: September 6, 2023 & October 4, 2023

(44:00 TS) Motion to adjourn the meeting made by John Bombara, 2nd by Jim Palmer. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin