

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

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

Dan Heney called the meeting to order at 7 pm.

1. (0:10 TS) 7:00 PM Public Hearing Continued: Beth Lonergan (#2023-14) 278 Northwest Main Street
Date of Application: 8/16/2023
Decision Date for Variance: 100 Days of Application (11/24/2023)
Margaret Bacon with Civil Site Engineering was at the previous meeting last month regarding this pre-existing non-conforming lot and there were some concerns regarding the stormwater on the site from the Highway superintendent and some abutters. Ms. Bacon went to the site while it was raining and met Mr. Bombara there and saw what the issues were but stated they were not coming from this site not will they. The only stormwater that is going to be affected from this site is heading towards the lake and Ms. Bacon will file with the Conservation Commission and address that matter before the Zoning Board signs off on the plans. Ms. Bacon will ask for a continuance.
(9:50 TS) Motion to continue the public hearing for December meeting, made by Mike Fitzpatrick, 2nd by John Bombara. The vote passed unanimously.
2. (15:15 TS) 7:15 PM Public Hearing: Norma Aldrich (#2023-15) 58 Cottage Colony
Date of Application: 9/12/2023
Decision Date of Special Permit: 90 days after close of Public Hearing
The applicant is requesting a special permit in an RA zone district to reconstruct a single-family home on a pre-existing non-conforming lot. Margaret Bacon with Civil Site Engineering representing the applicant stated that there is currently a 2-bedroom cottage, and the applicant would like to make it a year-round residence. There was a well in the basement that had to be moved and a new well was just put in on the lakeside. They have already been to the Board of Health to remove the existing cesspool and put in a tight tank that the Board of Health approved, they went to the Conservation Commission and have been approved there. The plans reference adding a foundation and an addition that is 10 x 19 feet.
(26:10 TS) Motion to close the public hearing made by John Bombara, 2nd by Ron Forget. The vote passed unanimously.
(26:55 TS) Motion to approve the special permit and the house drawings with reference number 623-24-10-82, and engineers' plans dated 5/1/23 revised 8/4/23 number S23103-DGN, made by John Bombara, 2nd by Jim Palmer. The vote passed unanimously.
3. (31:00 TS) 7:30 PM Public Hearing: Glen Campbell (#2023-16) 291-7 South Street
Date of Application: 9/12/2023
Decision Date of Variance: 100 Days of Application (12/21/2023)
Decision Date for Special Permit: 90 Days after close of Public Hearing
The applicant is requesting a special permit in an RA zone district
Mr. Campbell's niece is present on behalf of him and stated that they are looking for a special permit to add on a 3-season porch with a roof on the side of the house with its own foundation that will be put in and there will be not electrical, plumbing or heating go through the room. Mr. Campbell said that he had an old permit and though it was still valid, so he did not apply for a

permit for this construction. Mr. Bombara stated that he has an issue with that and has issues with the size of the lot and were the addition is compared to the center of the road. This came before the Board in 2013 or 2014 and the applicant withdrew so there was never a permit issued. Mr. Frasier came to the site because he received a call about a septic smell and saw that the addition was already being built. Steve Hutnak, Hemlock Street, and his property abuts this trailer park and stated that his concerns are this construction to bring in more to the trailer park because it already cannot handle the septic system it currently has and is concerned about his property in regard to the septic and the possibility of overflow.

(45:15 TS) Motion to close the public hearing made by Mike Fitzpatrick, 2nd by John Bombara. The vote passed unanimously.

(46:00 TS) Motion to approve the special permit and variance request for 2023-16 as submitted, made by John Bombara, 2nd by Jim Palmer. All members opposed.

4. (53:35 TS) 2024 Meeting Schedule – Possible votes

The Board decided to move the July 3, 2024, meeting to July 10, 2024, which will move the submittal dated to July 18, 2024.

(55:55 TS) Motion to approve the 2024 meeting dated as amended, made by John Bombara, 2nd by Mike Fitzpatrick. The vote passed unanimously.

5. (57:00 TS) North Brown, LLC construction report

Mr. Frasier asked the developer for an updated list of what has been completed and he provided that to the Board for their review. Mr. Frasier gave permits for foundations for 22-24 and stated that they have one, maybe two foundations left on Nautical Way. They are hoping to start doing excavation for phase 4 in spring of 2024 and hoping to be fully complete within 2 years from now. The concerns listed were addressed, per Mr. Frasier. Mr. Fitzpatrick asked if Mr. Frasier was able to look into the width of the sidewalk and he has not yet.

6. (1:03:20 TS) Meeting Minutes: August 2, 2023

(1:03:30 TS) Motion to approve the meeting minutes of August 2, 2023, as written, made by Mike Fitzpatrick, 2nd by Jim Palmer. The vote passed unanimously.

Upcoming meetings: November 1, 2023 & December 6, 2023

(1:04:10 TS) Motion to adjourn the meeting made by Mike Fitzpatrick, 2nd by John Bombara. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin