

ZONING BOARD OF APPEALS  
WEDNESDAY, JANUARY 3, 2024  
RESOURCE ROOM

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

(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)

Continuance from applicant to 12/6/2023

Continuance from applicant to 1/3/2024

Margaret Bacon with Allen Engineering is presenting the plans before the Board; she went over the stormwater in plans and stated that this still must go before the Conservation Commission. Ms. Bacon spoke with the Highway superintendent, and he is good with the plans by design as long as Conservation approves the plans. The Board received a letter from Adam Furno stating what Ms. Bacon said.

(7:30 TS) Motion to close the public hearing made by John Bombara, 2<sup>nd</sup> by Ron Forget. Roll call vote – Dan Heney, Mike Fitzpatrick, Jim Palmer, Ron Forget, John Bombara all in favor.

(8:15 TS) Motion to approve case number 2023-14 as submitted referencing the plan drawn by Civil Site Engineering dated August 1, 2023, revised date December 26, 2023, for the proposed single-family residence made by Mike Fitzpatrick, 2<sup>nd</sup> by Jim Palmer. Roll call vote – Dan Heney, Mike Fitzpatrick, Jim Palmer, Ron Forget, John Bombara all in favor.

Mike Fitzpatrick wanted to thank Margaret Bacon for addressing the Boards concerns with this matter.

Discussion:

1. (10:30 TS) Approve Minutes: November 1, 2023 – Possible votes  
(10:45 TS) Motion to approve the meeting minutes for November 1, 2023, as written made by John Bombara, 2<sup>nd</sup> by Jim Palmer. Roll call vote – Dan Heney, Mike Fitzpatrick, Jim Palmer, Ron Forget, John Bombara all in favor.
2. (11:25 TS) Signatures: Vouchers, Decisions, Legal Documents  
The Board signed decisions from the last meeting.
3. (12:30 TS) North Brown, LLC  
The Board received correspondence from the engineer that is working for the town up at North Brown with a couple of concerns but other than that the project is going well. One of the concerns was getting the track pad installed and Mr. Frasier stated that they have since gotten that done. The other concern was a stormwater basin, and they are trying to get that established currently and get things cleaned up. They are also working with Pyne Sand and Stone to get the stone out of the site.

Upcoming Meetings: February 7, 2024 & March 6, 2024

(16:40 TS) Motion to adjourn the meeting made by John Bombara, 2<sup>nd</sup> by Ron Forget. Roll call vote – Dan Heney, Mike Fitzpatrick, Jim Palmer, Ron Forget, John Bombara all in favor.

Respectfully submitted,

Stephenie Gosselin