

**APPROVED 6/5/2024**

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

Attendance: Chair Dan Heney, vice chair Mike Fitzpatrick, Jim Palmer, Ron Forget

Dan Heney called the meeting to order.

1. (0:05 TS) 7:00 PM Public Meeting: Lauren Maccagnano (#2023-01) 31 Glen St, Extension  
Discussion for Special Permit  
Lauren's father explained their position and that it is too difficult at his age to give a precise date of finishing, so they decided to not request the extension and moved the trailer up to the road for sale and there are 2 prospective buyers coming to look at it. The Board discussed with the applicant and her father what is being taken care of on the property regarding the garage and the septic and the well, etc. They also discussed what is finished inside and outside.
2. (13:25 TS) 7:00 PM Public Hearing Continued: Dawn Valentine (#2024-04) 10 Towle Court  
Date of Application: 2/6/2024  
Decision Date for Special Permit: 90 days after close of Public Hearing  
The applicant came to the table to answer questions, Mr. Heney read the application that stated the hours of operation and parking and number of appointments per day. Mr. Heney ready the special permit conditions that the Board can apply to it if approved.  
(18:40 TS) Motion to close the public hearing made by Mike Fitzpatrick, 2<sup>nd</sup> by Jim Palmer. The vote passed unanimously.  
(19:45 TS) Motion to approve case number 2024-04 for a special permit pursuant to M.G.L. 40A for a home based massage therapy business at 10 Towle Court, referencing the town zoning bylaws 3.2.01 accessory uses in a residential district home occupations by special permit home occupation may be allowed, special permit issued by the Board of Appeal provided that there is no parking in the street and hours of operation would Tuesday, Wednesday, Thursday from 9 am to 3 pm and Tuesday and Wednesday from 3 pm to 6:30 pm and up to 4 visits per day made by Mike Fitzpatrick, 2<sup>nd</sup> by Jim Palmer. The vote passed unanimously.
3. (22:55 TS) 7:00 PM Public Hearing: 36 Locust St, LLC., Aaron Socrat (#2024-03) 36 Locust Street  
Date of Application: 3/11/2024  
Decision Date for Special Permit: 90 days after close of Public Hearing  
This request is to construct a farmer's porch with a second story addition above and a 10x14 ft deck on a pre-existing, non-conforming structure. Aaron Socrat the applicant provided pictures for the Board and explained what he is proposing and asking for with this project. They discussed at length the reasons for and the need for the special permit.  
(35:10 TS) Motion to close the public hearing made by Mike Fitzpatrick, 2<sup>nd</sup> by Ron Forget. The vote passed unanimously.  
(36:25 TS) Motion to approve the plan as presented for case #2024-03, with architectural plans dated January 12, 2024, referencing elevation pitches on the floor plan that call out the dimensions of the front farmers porch which give the dimensions for the upper level and the then the rear proposed deck and also a certified plot plan by Continental Land Survey dated January 4, 2024, made by Ron Forget, 2<sup>nd</sup> by Jim Palmer. The vote passed unanimously.

Discussion:

4. (38:35 TS) Approve Minutes: January 3, 2024 – Possible votes

(39:30 TS) Motion to approve the Zoning Board of Appeals meeting minutes from Wednesday January 3, 2024, as written made by Jim Palmer, 2<sup>nd</sup> by Ron Forget. The vote passed unanimously.

5. (40:00 TS) Signatures: Vouchers, Decisions, Legal Documents – The Board signed vouchers.
6. (40:10 TS) North Brown, LLC – The Board did receive the daily construction report for North Village, but Ken Frasier is not present to go over them.
7. (41:30 TS) Two (2) Potential Board Member Applications – Possible votes  
One of the applicants was unable to attend so the Board will postpone until next meeting.

(42:35 TS) Motion to adjourn the meeting made by Mike Fitzpatrick, 2<sup>nd</sup> by Jim Palmer. The vote passed unanimously at 7:43 pm.

Respectfully submitted,

Stephenie Gosselin