

APPROVED 8/7/2024

ZONING BOARD OF APPEALS
WEDNESDAY, JULY 10, 2024
RESOURCE ROOM

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

Dan Heney called the meeting to order at 7 pm.

Discussion:

1. (0:15 TS) Two (2) Potential Board Member Applications – Possible votes
Margaret Bacon submitted an application to join the ZBA and spoke about her desire to join the Board. Les Stevens is the other applicant, and he called the ethics board because he also serves on the Board of Selectmen, and he said they told him there was no issue with him being on both boards. Mr. Fitzpatrick talked about his conversation with Rich Bowen in this matter as well.
2. (13:40 TS) Reorganization
(13:50 TS) Mike Fitzpatrick nominated Dan Heney for chairman and 2nd by Jim Palmer. All members in favor. Ron Forget nominated Mike Fitzpatrick for vice chairman, 2nd by Jim Palmer. All members in favor.
3. (15:10 TS) 7:00 PM Public Hearing: Meaghan Bonina (#2024-08) 428 Northeast Main St
Date of Application: 6/17/2024
Decision Date for Variance: 100 Days of Application (9/24/2024)
Ms. Bonina is requesting a variance pursuant to M.G.L. chapter 40a, section 10 & section 9.2 of the Douglas bylaws for front yard setback relief to construct an above ground pool in a VR district. They discussed the plans and the dimensions of the pool and location. They discussed with the Building Inspector not making them get a survey and he agreed it was not necessary.
(21:40 TS) Motion to close the public hearing made by Mike Fitzpatrick, 2nd by Jim Palmer. The vote passed unanimously.
(22:00 TS) Motion to approve case #2024-08, 428 NE Main Street for the above ground pool (18 feet in diameter 53 inches deep) per the plan dated May 6, 2024, by Turning Point Engineering made by Mike Fitzpatrick, 2nd by Ron Forget. The vote passed unanimously.

Discussion:

4. (26:15 TS) 58 Cottage Representative Discussion (2023-15)
The property owner showed plans and pictures to the board for a platform and one step to the ground. There was also discussion suggesting making the grading higher and just doing the platform. The members were ok with platform as long as it is not attached. No vote was taken.
5. (40:35 TS) North Brown, LLC
Ken Fraiser gave the update on North Brown with report and pictures, they are working on getting Mr. Fraiser the information for phase 4. Mr. Fraiser stated that Doug Bush would like to sit with him to discuss closing out a section of the project and he would like a ZBA member to join him. They discussed the punch list and where they are at with getting those items done and what they would like to see done.
6. (51:30 TS) Approve Minutes: June 5, 2024 – Possible votes
(52:00 TS) Motion to approve the meeting minutes of June 5, 2024, as written made by Mike Fitzpatrick, 2nd by Jim Palmer. The vote passed unanimously.

(52:30 TS) The Board discussed again the 2 potential board members that applied. Mr. Fitzpatrick stated that Rich Bowens opinion was the BOS do not appoint or remove in the situation of a member being on both boards.

(54:35 TS) Motion to recommend Margaret Bacon's appointment to the BOS made by Mike Fitzpatrick, 2nd by Jim Palmer. The vote passed unanimously.

(57:55 TS) Motion to recommend Les Stevens for an appointment to the BOS made by Jim Palmer, 2nd by Ron Forget. Mike Fitzpatrick opposed and all other members in favor.

(1:00:10 TS) Motion to adjourn the meeting at 8 pm made by Mike Fitzpatrick, 2nd by Ron Forget. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin