

**APPROVED 9/4/2024**

ZONING BOARD OF APPEALS  
WEDNESDAY, AUGUST 7, 2024  
RESOURCE ROOM

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

Dan Heney called the meeting to order at 7:05 pm.

Discussion:

1. (0:10 TS) James Palmer from alternate member to full – Possible votes  
(0:55 TS) Motion to recommend to the BOS Jim Palmer as full member made by Ron Forget, 2<sup>nd</sup> by Mike Fitzpatrick. The vote passed unanimously.
2. (1:55 TS) Potential Board Member Applications for Full or Alternate Positions – Possible votes  
The Board made a recommendation to the BOS to appoint Margaret Bacon as a full member at the last meeting and looking to recommend Les Stevens as the alternate member to the BOS.  
(2:20 TS) Motion to recommend Les Stevens to the BOS as the alternate member of the ZBA made by Ron Forget, 2<sup>nd</sup> by Jim Palmer. Ron Forget and Jim Palmer are in favor, Mike Fitzpatrick is opposed, & Dan Heney is not voting due to conflicting information from the ethics board.
3. (3:50 TS) Open Meeting Law/Code of Conduct – Signatures
4. (4:15 TS) North Brown, LLC – Mr. Frasier has no updates.
5. (4:40 TS) Approve Meeting Minutes: July 10, 2024 – Possible votes  
(5:20 TS) Motion to approve the June 10, 2024, meeting minutes as amended made by Mike Fitzpatrick, 2<sup>nd</sup> by Jim Palmer. The vote passed unanimously.  
  
(5:45 TS) Mike Fitzpatrick asked to go back to agenda item 4, North Brown and they discussed the potential bonding and other requirements as they approach the completion of phase 3 entering the start of phase 4. There was discussion on the amount of the bond before starting the next phase, Mr. Frasier will reach out to Town Counsel about this concern for the next meeting.
6. (11:20 TS) Signatures: Vouchers, Decisions, Legal Documents: NONE

Executive Session:

7. (11:30 TS) Steve Flagg – 3 Hough Road – Land Court Case 24 MISC 000164  
The Chair Dan Heney declares that holding this discussion in open session would be to the detriment of the town's litigating position  
(12:15 TS) Motion to enter into executive session for the purpose of litigation in relation to 3 Hough Road and to leave executive session for the sole purpose of adjournment made by Mike Fitzpatrick, 2<sup>nd</sup> by Jim Palmer. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin