

ZONING BOARD OF APPEALS
WEDNESDAY, SEPTEMBER 4, 2024
RESOURCE ROOM

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

Dan Heney called the meeting to order at 7pm.

1. (0:25 TS) 7:00 PM Public Hearing: Scott Tessier (#2024-09) 19 Cobblestone Lane

Date of Application: 7/30/2024

Decision Date for Special Permit: 90 days after close of Public Hearing

Dan Heney read the advertisement to the public; the applicant is seeking to park more than one commercial vehicle on property located at 19 Cobblestone Lane. The applicant Scott Tessier spoke to the Board about his request for a special permit for parking his business vehicles on his property and gave plans for a three-car garage that he is in the process of trying to build. He just finished with Conservation last week for the garage plans. Mike Fitzpatrick brought up the violation issued on May 21, 2024, for use regulations, which prohibit having 26k lb. vehicles in a residential yard. The Bylaws states the Board can grant by special permit may authorize more than one such vehicle. Mr. Tessier stated that since that violation nothing has been brought back to the house only his work truck and trailer. Nancy Stockwell 11 Cobblestone Lane stated her concern about the value of the homes for this and how if this is allowed it will be policed. Anthony Jennings 12 Meeting House Lane spoke about a deed restriction for Stone Gate Estates and read some of the deed restriction language to the Board. The covenants are a civil matter and there is nothing the town can do to enforce them. Amanda King 23 Cobblestone Lane stated that her and her husband being direct neighbors have not issue with this and confirmed with her lawyer that the covenants are expired. Joanne Nason 26 Cobblestone Lane stated her concern about seeing the big truck in the yard. There was discussion of whether this was a trucking company or contracting company. Nick Mason 11 Old Carriage Road asked for details about the special permit and what it allows and if it expires. Mr. Heney explained a special permit. There was additional discussion about the special permit allowance and the safety concerns of the neighborhood. Mike Fitzpatrick would like to get Town Counsel's opinion and clarification of the bylaws that seem to conflict before he makes his decision.

(52:20 TS) Motion to continue the public hearing #2024-09 to October 2, 2024, at 7 pm to receive input from Town Counsel made by Mike Fitzpatrick, 2nd by Jim Palmer. The vote passed unanimously.

2. (54:30 TS) 7:00 PM Public Hearing: Norma Aldrich (#2024-11) 58 Cottage Colony, Amendment to Special Permit.

Date of Application: 7/31/2024

Decision Date for Special Permit: 90 days after close of Public Hearing

Margaret Bacon recused herself from the discussion. The applicant is present to request to get permission to keep the roof over the steps and the plan showing the requested updates. The applicant is looking to amend the special permit granted by the Board previously.

(1:07:05 TS) Motion to approve #2024-11 as submitted made by Ron Forget, 2nd by Jim Palmer. The vote passed unanimously.

Discussion:

3. (1:07:55 TS) Meeting Minutes: August 7, 2024 – Possible votes

(1:10:35 TS) Motion to approve the meeting minutes of August 7, 2024, as amended made by Jim Palmer 2nd by Ron Forget. The vote passed unanimously.

(1:12:05 TS) Motion to approve and retain the executive session meeting minutes of August 7, 2024, made by Ron Forget, 2nd by Jim Palmer. The vote passed unanimously.

4. (1:12:35 TS) North Brown, LLC

The Board received something from the consulting engineer, Ken Frasier the Building Inspector is not present at the meeting so they will wait for him to discuss what was submitted and discuss bonding and other requirements with Mr. Frasier at the next meeting.

(1:14:10 TS) Motion to adjourn the meeting at 8:15 pm, made by Mike Fitzpatrick, 2nd by Margaret Bacon. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin