

APPROVED 6/4/2025

ZONING BOARD OF APPEALS
WEDNESDAY, APRIL 2, 2025
RESOURCE ROOM

Attendance: Chair Dan Heney, Jim Palmer, Ron Forget, Margaret Bacon, Les Stevens, Ken Frasier Building Inspector

Absent: Vice chair Mike Fitzpatrick - excused

Dan Heney called the meeting to order at 7 pm.

1. (0:20 PM) 7:00 PM Public Hearing Continued: Ronald & Gail Lebel (#2025-01) 45 Lindbergh Ave
Date of Application: 2/12/2025
Decision Date for Special Permit: 90 days after close of Public Hearing
Scott Davidson is looking for a permit to do a sunroom and he submitted the revised plan.
(2:50 TS) Motion to close the public hearing made by Ron Forget, 2nd by Jim Palmer. The vote passed unanimously.
(3:15 TS) Motion to approve the plan as submitted for a special permit for 45 Lindbergh Ave for both plans, made by Margaret Bacon, 2nd by Jim Palmer. The vote passed unanimously.
2. (4:30 TS) 7:00 PM Public Hearing Continued: Jacob Bloniasz (#2025-02) 125 LedgeStone Road (Amendment to Special Permit)
Date of Application: 2/11/2025
Decision Date for Amended Special Permit: 90 days after close of Public Hearing
Applicant requested continuance to May 7, 2025
The applicant asked for a continuance so that he could go before the Conservation Commission first.
(5:30 TS) Motion to continue the public hearing May 8, 2025, at 7 pm, made by Les Stevens, 2nd by Jim Palmer. The vote passed unanimously.
3. (6:00 TS) 7:00 PM Public Hearing Continued: Steve Flagg (#2025-03) 3 Hough Rd, Remand from Land Court No. 23 MISC 000164
Date of Application: 2/11/2025
Decision Date for Amended Special Permit: 90 days after close of Public Hearing
Brian Falk, an attorney at Mirick O'Connell and gave a recap of this case and that they are looking for the board to decide whether the new structure is substantially more detrimental to the neighborhood than the existing structure. They had a lengthy discussion about whether they should go before the Conservation Commission before the Zoning Board approves or denies the application. Dan Heney is adamant that the applicant goes before the Conservation Commission first and some board members are in disagreement with that, and the Towns legal Counsel stated that Attorney Falk is correct in his assessment that it not a requirement.
(50:05 TS) Motion to approve the special permit for 3 Hough Road, remand from Land court as the drawings submitted from Quinn Engineering dated February 9, 2021, along with the rendering dated October 10, 2023, for the structure, made by Jim Palmer, 2nd by Margaret Bacon. Jim Palmer, Ron Forget, Margaret Bacon, and Les Stevens all in favor, Dan Heney opposed. The motion passes.
4. (52:40 TS) North Brown, LLC
They discussed the phases and the staff getting in contact with the water/sewer department regarding their acceptance or denial of phase 1 through 3 partial as Builts, as Builts and documentation. Neil gave an update for the status of phase 4.

5. (1:00:00 TS) The board members discussed briefly, what they are going to decide going forward with the special permits about making them go before Conservation and Board of Health prior to Zoning Board and Ken Frasier requested something in writing so that he can post it on the special permit applications.
6. (1:13:35 TS) Approve Minutes: March 5, 2025 – Possible votes
(1:13:40 TS) Motion to approve the meeting minutes for March 5, 2025, as written, made by Les Stevens, 2nd by Ron Forget. The vote passed unanimously.

(1:14:10 TS) Motion to adjourn the meeting at 8:20 pm, made by Les Stevens, 2nd by Jim Palmer. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin