

Approved 7/9/2025

ZONING BOARD OF APPEALS  
WEDNESDAY, MAY 7, 2025  
RESOURCE ROOM

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

Dan Heney called the meeting to order at 7 pm.

1. (0:05 TS) 7:00 PM Public Hearing Continued from March 5, 2025: Jacob Bloniasz (#2025-02) 125 Ledgestone Road (Amendment to Special Permit 2023-10)  
Date of Application: 2/11/2025  
Decision Date for Amended Special Permit: 90 days after close of Public Hearing  
Les Stevens recused himself from the discussion  
Jake Bloniasz went before the Conservation Commission at the Zoning Boards request and was approved for the amendment to the Order of Conditions. He went over the proposed deck plans and the measurements and setbacks.  
(3:10 TS) Motion to close the public hearing made by Mike Fitzpatrick, 2<sup>nd</sup> by Ron Forget. The vote passed unanimously.  
(3:50 TS) Motion to grant the amendment to the special permit for 125 Ledgestone Road, made by Margaret Bacon, 2<sup>nd</sup> by Mike Fitzpatrick. The vote passed unanimously. With an amendment to the motion, referencing the plan dated May 21, 2024 and stamped February 11, 2025.
2. (5:25 TS) 7:00 PM Public Hearing: Kara Murphy (#2025-04) 400 Northwest Main St, (Special Permit)  
Date of Application: 4/8/2025  
Decision Date for Special Permit: 90 days after close of Public Hearing  
Brian Murphy the applicant stated what his plans for the property that is a three-bedroom single family home.  
(12:35 TS) Motion to close the public hearing made by Mike Fitzpatrick, 2<sup>nd</sup> by Jim Palmer. The vote passed unanimously.  
(13:10 TS) Motion to approve the application for 2025-04 as submitted with attached plans by Hawk Consulting dated March 17, 2025, job # 23-113 and stamped April 8, 2025, and including the house plans for the exterior dimensioning, drawn by Steven Dicks dated May 2024, made by Mike Fitzpatrick, 2<sup>nd</sup> by Jim Palmer. The vote passed unanimously.
3. (14:55 TS) 7:00 PM Public Hearing: Linda Nunes (#2025-05) 41 Ledgewood Dr, (Amendment to Special Permit 2023-21)  
Date of Application: 4/14/2025  
Decision Date for Amended Special Permit: 90 days after close of Public Hearing  
Margaret Bacon recused herself from the discussion and Les Stevens returned to the table.  
The applicant is requesting the allowance of a smaller single-family home with additional non-conforming porches and a larger deck on a pre-existing non-conforming lot. Linda Nunes gave a history of the property and why she has changed it from a summer home to a permanent home.  
(23:10 TS) Motion to close the public hearing made by Mike Fitzpatrick, 2<sup>nd</sup> by Jim Palmer. The vote passed unanimously.  
(23:50 TS) Motion approve the as built foundation plan dated April 5, 2025, for 41 Ledgewood Drive, made by Les Stevens, 2<sup>nd</sup> by Mike Fitzpatrick. The vote passed unanimously.

4. (24:50 TS) 7:00 PM Public Hearing: Jason Randor (#2025-06) 284 Northwest Main St, (Special Permit)  
Date of Application: 4/15/2025  
Decision Date for Special Permit: 90 days after close of Public Hearing.  
The applicant is requesting to construct a single-family home on a pre-existing non-conforming lot. Mark Allen with Allen Engineering is representing the applicants and going over the proposed plans, and they discussed the second dwelling proposed on the property and that it would have to be removed. They also discussed the possibility of moving the house because it is too close to the property line. Mr. Allen would like to continue this to be able to have Attorney Henry Lane present to speak to the easement/right of way.  
(44:30 TS) Motion to approve the request to continue the public hearing to June 4, 2025, made by Mike Fitzpatrick, 2<sup>nd</sup> by Jim Palmer. The vote passed unanimously.
5. (45:35 TS) Application for Alternate ZBA Member – Possible votes  
The applicant is Sean Holland, the board discussed that they approve of the recommendation.  
(47:00 TS) Motion to recommend Sean Holland as an alternate member for the ZBA, made by Mike Fitzpatrick, 2<sup>nd</sup> by Jim Palmer. The vote passed unanimously.
6. (47:40 TS) North Brown, LLC  
The board gave Neil the letter from Haley and Ward to review and he stated that they have no problem updating the plan and he gave an update on the project of what has been completed and what is to be done and discussed bonding.
7. (55:40 TS) 40B Application for 30 Southwest Main St, South Meadow Woods  
The board discussed getting legal representation on this because it is complex, getting an engineer and getting more information on Mass Housing. They looked over the plans provided and discussed their comments on the plans that included stormwater. Margaret Bacon will put together all the boards and Ken Frasier's (building inspector) comments and submit it to Jen Couture and Mike Fitzpatrick will talk with Matt Wojcik for some direction. The board is going to see if they can get an extension on the May 26<sup>th</sup> date and have another site visit.

Upcoming Meetings: June 4, 2025 & July 9, 2025

(1:20:00 TS) Motion to adjourn the meeting at 8:25 pm, made by Mike Fitzpatrick, 2<sup>nd</sup> by Jim Palmer. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin