

APPROVED 10/1/2025

ZONING BOARD OF APPEALS
WEDNESDAY, JUNE 4, 2025
RESOURCE ROOM

Attendance: Chair Dan Heney, vice chair Mike Fitzpatrick, Jim Palmer, Sean Holland, Ron Forget, Margaret Bacon, Les Stevens

Dan Heney called the meeting to order at 7:07 PM.

1. (0:10 TS) Reorganization
Mike Fitzpatrick nominated Dan Heney as chair, and Margaret Bacon nominated Mike Fitzpatrick for vice chair.
(0:55 TS) Motion to make Dan Heney the chair and Mike Fitzpatrick the vice chair of the Zoning Board of Appeals, made by Margaret Bacon, 2nd by Jim Palmer. The vote passed unanimously.
2. (1:15 TS) 7:00 PM Public Hearing Continued: 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 office received a request for a continuance this afternoon for next month and Mr. Randor signed an extension of time for the board to make a decision.
3. (1:45 TS) 7:00 PM Public Hearing: Kamal Armanious (#2025-07) 8 Wixtead Court, (Variance)
Date of Application: 5/14/2025
Decision Date for Variance: 100 days from date of application (8/22/2025)
The applicant is seeking a variance for front yard setback relief to construct a 16 x 10-foot deck. The applicant explained that it is an existing deck that they are rebuilding.
(5:50 TS) Motion to close the public hearing made by Jim Palmer, 2nd by Les Stevens. The vote passed unanimously.
(6:30 TS) Motion to approve the application for case #2025-07 for a variance request as it does not increase the non-conformity of the lot with the referenced plot plan submitted and dated 3/24/25 from Alpha Omega Engineering along with a set of plans submitted and dated October 2024, made by Mike Fitzpatrick, 2nd by Margaret Bacon. The vote passed unanimously.
4. (8:40 TS) Signatures: Vouchers, Decisions, Legal Documents
The board discussed the decisions that are in their packets and the bills for signing.
5. (18:50 TS) Approve Minutes: April 2, 2025 – Possible votes
(22:15 TS) Motion to accept the meeting minutes for April 2, 2025, as amended, made by Margaret Bacon, 2nd by Jim Palmer. The vote passed unanimously,
6. (22:45 TS) Discussion with North Brown LLC
Neil Rybicki from North Brown LLC joined the table for the discussion about the complaints from homeowner and the board with the developer. The town had Haley and Ward (the town's engineering firm used) go to the site and do a review based on the complaints that has been submitted and submitted three pages of comments. The board went through the comments, discussed them with Neil, and asked him to go back to the developer and have responses for the comments that included the trees, paving, mailbox placement, and the bond. Heather Rose, 31 Compass Point Drive, stated all her concerns and the lack of response from the developer when the residents of the neighborhood have questions and complaints, and she stated that if the developer cannot meet with them and sort out the issues, they are going to hire representation to see the issues taken care of. The board discussed the occupancy permits with Ken Frasier and the process and guidelines he is going to follow with these units.

The board will be doing a site visit at 30 Southwest Main Street on the 11th.

(1:33:00 TS) Motion to adjourn the meeting at 8:38 pm, made by Sean Holland, 2nd by Margaret Bacon. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin