

APPROVED 10/1/2025

**ZONING BOARD OF APPEALS
WEDNESDAY, JULY 9, 2025
COMMUNITY ROOM**

Attendance: Chair Dan Heney, vice chair Mike Fitzpatrick, Sean Holland, Ron Forget, Les Stevens, Ken Frasier Building Inspector

Absent: Jim Palmer, Margaret Bacon (both excused)

Dan Heney called the meeting to order at 7:02 pm.

1. (0:10 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
Mark Allen with Allen Engineering and their Attorney Henry Lane, representing Jason and Alice Randor and went over the revised plans with the board's wishes if making the house smaller, moving further away from the road and further away from the lot line. Mr. Allen went over the details of the changes to the plan and updated that they have gone before the Conservation Commission since their last meeting. There was discussion back and forth about the existing structure and whether the board will allow the foundation to stay or if they want the whole structure removed. Alice Randor the applicant spoke along with the neighbor John Bombara who stated his concerns about the right of way and the lawsuit between the Randors and the Bombara about the right of way. The Randors are asking if the board is ok with the location and the details of the main proposed home if they can vote on that tonight and at the next meeting discuss the existing structure and what the board would like to see happen with that. The board is satisfied with the changes made to the proposed home regarding the location and they would like to keep it as one application to avoid confusion. The board is requesting detailed architectural plans and measurements for what they are proposing with the existing structure foundation.
(28:10 TS) Motion to continue the public hearing for case #2025-06 to August 6, 2025, made by Mike Fitzpatrick, 2nd by Les Stevens. The vote passed unanimously.
2. (30:00 TS) North Brown, LLC – Possible votes
Tim Barlow the developer from North Brown, gave a copy of the light request submitted and discussed the issues they ran into with the lights on the original plan not being available any longer. They had a detailed discussion about the lights, the rain garden details, the trees and the paving.
3. (1:16:25 TS) Approve Minutes: May 7, 2025 & June 11, 2025 – Possible votes
(1:19:30 TS) Motion to approve the meeting minutes for May 7, 2025, as written, made by Les Stevens, 2nd by Mike Fitzpatrick. The vote passed unanimously.
(1:21:00 TS) Motion to approve the meeting minutes for June 11, 2025, as written, made by Mike Fitzpatrick, 2nd by Les Stevens. The vote passed unanimously.

(1:22:05 TS) Motion to adjourn the meeting at 8:25 pm, made by Mike Fitzpatrick, 2nd by Les Stevens. The vote passed unanimously.

Respectfully submitted,

Stephenie Gosselin