

APPROVED 2/4/2025

ZONING BOARD OF APPEALS
WEDNESDAY, JANUARY 8, 2025
RESOURCE ROOM

Attendance: Chair Dan Heney (Remote) Vice chair Mike Fitzpatrick, Jim Palmer, Ron Forget, Margaret Bacon, Les Stevens, Ken Frasier Building Commissioner

Mike Fitzpatrick called the meeting to order at 7:04 pm.

Discussion:

1. (0:10 TS) Discussion on North Village
Mike Fitzpatrick went over the updates on the project that phase one has been submitted and reviewed for as-builts, phase two was submitted, and phase three has not been submitted. Town Counsel is present to help the Board navigate through the process of this project and went through what the town still needs including as-builts and bonds for this project. They discussed what they can move forward with regarding the phases and Town Counsel stated that they are able start phase 4 infrastructure provided they are working with the towns engineer and building commissioner to make sure the proper inspections and meetings are happening, and they cannot get building permits until the town receives the as-builts and bonding in place as required.
2. (27:30 TS) 2024 Draft Annual Report – Possible votes
(28:15 TS) Motion to approve the 2024 annual report as provided by Jen Couture, made by Jim Palmer, 2nd by Ron Forget. The vote passed unanimously.
3. (28:35 TS) Approve Minutes: December 4, 2024 – Possible votes
(29:05 TS) Motion to approve the December 4, 2024, meeting minutes as written, made by Les Stevens, 2nd by Jim Palmer. The vote passed unanimously.
4. (29:30 TS) Master Plan Volunteer
Margaret Bacon volunteered to join the Master Plan Committee.
5. (30:25 TS) Signatures: Vouchers, Decisions, Legal Documents.
The Board signed the decision for Southwest Main Street

Executive Session:

6. (30:30 TS) Steven Flagg – 3 Hough Rd – Land Court Case 24 MISC 000164
(30:40 TS) Motion to enter into executive session to discuss strategy as related to 3 Hough Road and to leave executive session for the sole purpose of adjournment, made by Jim Palmer, 2nd by Les Stevens. Roll call vote – Jim Palmer, Ron Forget, Margaret Bacon, Les Stevens, Mike Fitzpatrick.

Respectfully submitted,

Stephenie Gosselin