ZBA Meeting Minutes September 12, 2019

The meeting had a call to order at 6:07 pm. In attendance were Kevin Moore, H. Pat Leaming, Jon Fagerstrom, Mike McFadden, Cynthia Poirier, Debra Fagerstrom, Bob Sullivan and Marisol Arzola. First order of business was to review plans of property located at 108 Little Alum, per request of the Planning Board. CP explained the intent is not to create a building lot out of the new four-acre parcel, the intent is to split the lot as the owner on Second St is also the owner of this lot. Their septic is located behind their parcel on Second St. They are looking to retain the ability to drive behind their house and maintain the septic. The bonus of this plan makes the lot more conforming with the frontage and acreage. The abutter of the remainder of the lot, is purchasing the remaining four acres to put into his parcel. PL asks, to be sure, we are adding to the rear portion of the lot, not taking any frontage away from parcel A or B, we are adding to make this a more conforming lot with correct amount of frontage. Not taking away from size or setbacks. There is no issue with the confirmation. He further explains this is not the same as the CF issue. KM asked if the buyer is actually the abutter. CP said correct. PL explains we are confirming that we do not have an issue with this at all. KM agreed. MM asked if plan can be marked with pencil. KM and PL showed him where it is. KM motioned we vote to affirm the decision presented by the Planning Board. That the ZBA feels this project would not be detrimental to the neighborhood, it is indeed beneficial. JF seconded. Vote is unanimous.

MM said from a historical perspective, this has been done before and asked if abutters had been notified. PL explained we handled this situation exactly the way we were supposed to.

Minutes from the hearing of August 5, 2019 were reviewed and accepted. KM motioned to accept, PL seconded.

New meeting date was discussed and decided on second Thursdays of each month, provided all other boards are Ok with that. October 11 is set for our next meeting, 6:00 pm.

PL wanted to mention possibly sponsoring zoning change for estate lots. Lessening requirement for frontage and increasing acreage. We also want to explore our by-laws and will discuss them. MM, KM and PL mentioned wanting to explore affordable housing, 55+ housing, estate lots and a revamp of 4.2 over the next few months. KM wants everyone to look into these and be prepared to discuss them at our October 11 meeting.

Marisol Arzola from 68 Old Palmer Rd arrived and asked about the Woloschuk project. KM explained that currently, there is not a project as no new plans have been submitted. But assured her that all abutters will be notified if there is to be a hearing for it. So far, ZBA does not have anything new from Mr. Woloschuk to review.

Bob Sullivan arrived to get copies of some of the CF decisions as requested by their attorney.

MM mentioned when board is going to make a determination, the neighborhood needs to be informed by a public hearing. He’s concerned that none of the abutters had an opportunity to weigh in, including what we just voted on. PL explained this was not a ZBA hearing, just something the planning board asked us to take a look at. No reason to send notice out to everyone within a 300 ft radius when it’s not required by law. He explained the difference to MM. When it is required, ZBA sends notices to all abutters.

MM also said that since there is a husband/wife on the board, state ethics should be notified. MM said he discussed this with Bob Sullivan. KM said Debra is not a member, only a clerk. MM said we should look into to prevent a conflict of interest. KM said he will have Deb contact them to verify.

KM explained that the Select Board has asked at least one member of each board to attend quarterly meetings, beginning Sept 30. It was mentioned that ZBA needs to post this as a meeting as well, in case we have a quorum. All board members expressed interest in attending.

Motioned to adjourn made by KM at 7:10. PL seconded.

Respectfully submitted

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Debra Fagerstrom, clerk

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