

Zoning Board of Adjustment
Minutes
February 8, 2024

Members Present: Wayne Flynn, Lenny Knowles, Robert Gargano and Steve Roy.

Members Absent: Keith Roberge

Members of the Public: Michelle Lutz (Alt ZBA Clerk), Megan Simons (ZBA Clerk), Victoria Clare

Call to Order: Meeting was called to order at 6:34pm by Chairman Wayne Flynn.

Minutes of December 14, 2023: On a motion from Robert Gargano with a second by Lenny Knowles, all members voted to approve the minutes as presented.

Case #10-2023 – Thibodeau – Request for Rehearing

Chairman Flynn read the letter from Ms. Clare objecting the variance that was granted on December 14, 2023. Ms. Clare's letter stated two reasons for an objection. First being that she did not receive notice of the December 14th meeting as she was in North Carolina visiting family from November 14th to December 26, 2023. It was found that the town did their due diligence in notifying everyone. Secondly, the abutter states that to her knowledge, there is no pin at the side lot line between the two distinct parcels nor has the side lot line of the Thibodeau's property ever been surveyed by a licensed engineer or surveyor prior to the construction of the deck. Chairman Flynn explained that if the rehearing is granted all abutters must be notified again and the process starts over. If the rehearing is denied, the abutter may appeal the decision. Based on the information given regarding the setbacks and no clear property line set Chairman Flynn requested a motion to grant the rehearing. Robert Gargano made a motion to grant the application which received a second from Lenny Knowles. The board members completed the work sheets and Chairman Flynn called for a roll call vote:

Steve Roy – Yes Lenny Knowles – Yes Robert Gargano – Yes Wayne Flynn – Yes

The applicant was informed that the rehearing was granted, and the board must act on it within 30 days.

New business –

Deidre Blair has made a complaint regarding the mill lights in Cascade Flats and has asked to know what the enforcement action will be. Chairman Flynn stated the ZBA cannot enforce code violations and she needs to submit an official complaint to the Board of Selectmen.

Old Business: None

Public Comment: None

Adjourn: On a motion from Lenny with a second from Robert, the board voted to adjourn the meeting at 7:00pm

Respectfully Submitted,

Megan Simons

Megan Simons
Zoning Board Clerk

APPROVED MARCH 28, 2024