

The meeting was called to order at 7:07 PM.

MEMBERS PRESENT: Chair Doug Dubitsky, Pete Fiasconaro, Helen Weingart, Randy Godaire, Dave Garceau, Alternate Peter Haines.

MEMBERS ABSENT: Ken Fortier, Eric Beer, Alternate Bill Ireland.

ALTERNATES SEATED: Peter Haines seated for Eric Beer.

ALSO PRESENT: Zoning Enforcement Officer (ZEO) Jay Gigliotti and Recording Clerk Kathleen Scott.

APPROVAL OF MINUTES 10.12.23 SPECIAL MEETING:

Motion to approve by P. Fiasconaro, seconded by P. Haines. All in favor, motion carried.

CITIZENS HAVING NEW BUSINESS: None

OLD BUSINESS:

New Zoning Map with changes to the Business District is printed, signed and in the vault.

NEW BUSINESS: None

CORRESPONDENCE: None

REPORT OF THE ZONING OFFICER:

ZEO J. Gigliotti presented monthly report that is available at the Town Hall. Items requiring direction or action are as follows:

No Permits issued.

- Several driveway aprons were done (bond is needed).
- 80 Marcy Road – Property remains non-compliant (unregistered vehicles and junk) with accrued fines of \$6,180 as of today. More steps need to be taken with the zoning ordinance before bringing to the Selectmen for legal action. Next step involves notifying the property owner (again) of their rights to an appeal (need to confirm a hearing officer which is difficult – Pete suggested a stipend to attract). D. Dubitsky suggested issuing a Cease and Desist (can send to attorney to pursue legal action if ignored) and will talk to the Selectmen about amending the ordinance to make it easier to find a hearing officer.

Motion to have the ZEO issue cease and desist order for junk on 80 Marcy Road, by P. Haines, seconded by H. Weingart. All in favor, motion carried.

- 261 Bedlam Road – Complaints continue to come in about the property being used as a campground, signage and 3 trailers (continues to be advertised as a campground for RVs and tents). The Health District will be going back out to look at the property. Cease and desist order was issued (will send to attorney if non-compliant). H. Weingart asked who is held responsible, the property owner or the lessee (enforcement issued to the property owner).

The Board was presented with Design Review Checklist and asked to review for discussion at the next meeting.

ITEMS PRO RE NATA: None

ADJOURNMENT:

Motion to adjourn (8:23 PM) by P. Fiasconaro, seconded by H. Weingart. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott