

The meeting was called to order at 7:05 PM.

MEMBERS PRESENT: Chair Doug Dubitsky, Pete Fiasconaro, Helen Weingart, Randy Godaire, Dave Garceau, Alternate Bob Dubos (online).

MEMBERS ABSENT: Vice-Chair Ken Fortier, Eric Beer, Alternate Peter Haines, Alternate Bill Ireland.

ALTERNATES SEATED: Bob Dubos seated for Eric Beer.

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

APPROVAL OF MINUTES 11.09.23 SPECIAL MEETING:

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

CITIZENS HAVING NEW BUSINESS: None

OLD BUSINESS: None

NEW BUSINESS

A. SP23-205 -36 Bates Road-Molochnick Builders- Applicant, Special Permit Application for Accessory Apartment in accordance with Zoning Regulations Section 5.2.A.10.g:

The ZEO presented Special Permit Application for Accessory Apartment on Bates Road that meets all standards except 2-acre minimum (property is .85 acres) with site plan (1-bedroom attached to the main dwelling with full kitchen, bath, living room and small deck). The application is complete with all fees paid. Builder Steve Molochnick representing the property owner noted the accessory apartment meets all standards (all setbacks, signed off by the Health Department, plenty of parking) except 2-acre minimum. D. Dubitsky commented that the application is consistent with the purpose of the regulations. R. Godaire asked why an addition this size could be done with less than 2 acres but an accessory apartment requires 2 acres (an addition is used by the same people in the house where as an accessory apartment can be used by a separate household with additional vehicles, kitchen and bath). The special permit gives the Commission the authority to approve under certain conditions.

Motion to set Public Hearing for January 11, 2023 on SP23-205 -36 Bates Road, Special Permit Application for Accessory Apartment, made by P. Fiasconaro, seconded by R. Godaire. All in favor, motion carried.

B. Election of Officers:

D. Dubitsky is willing to continue as Chair.

- *P. Fiasconaro nominated D. Dubitsky for Chair, seconded by D. Garceau. Motion to close nominations made by R. Godaire, seconded by H. Weingart. All in favor, motion carried. The vote to elect D. Dubitsky for Chair carried with all in favor.*
- *P. Fiasconaro nominated K. Fortier for Vice-Chair, seconded by D. Garceau. Motion to close nominations, made by R. Godaire, seconded by P. Fiasconaro. All in favor, motion carried. The vote to elect K. Fortier for Vice-Chair, carried with the following:
YES: P. Fiasconaro, D. Garceau, R. Godaire, B. Dubos. NO: H. Weingart.*

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:

- The Commission issued Special Permit for Accessory Apartment in October 2020 to Sandra Trudeau on 159 South Bear with 1-acre.

4 Permits issued (SFR rebuild on Halls Pond Road, free Split on Tower Hill Road, garage on Chewink Road, detached garage on Singleton Road).

80 Marcy Road – Fines total \$7,230 as of today (visited the property today and took pictures – improvement occurring with some vehicles removed). The next step is the appeals process (Jay expressed concerns about administration of the enforcement ordinance). D. Dubitsky suggested drafting a revision to the ordinance for discussion at the next meeting (once finalized, will send to the Selectmen to consider adopting).

Chappell Street – Fin Fur & Feather – D. Dubitsky reported that the property owner is willing to move the containers but can't get a truck to the containers due to neighbor's fence. A meeting will be setup with the property owners to resolve the issue.

- Presented Elevation Map and new Zoning Map that will be on display at the Town Hall.

ITEMS PRO RE NATA: None

ADJOURNMENT:

Motion to adjourn (8:30 PM) made by H. Weingart, seconded by D. Garceau. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott