

October 4, 2018
Minutes of Meeting

In attendance:

Brian Wright (BW) – Chairman
James Dunlea (JD) – Vice Chairman
Arturo Paturzo (AP) - Member
Brian T. Salisbury (BTS) – Member
Joseph Flanagan (JF) – Alternate Member
James Jeschke (JJ) - Alternate Member

Absent:

Peter Gabrielle (PG) – Member

Other Attendees

James S. Kupfer (JK) – Town Planner and Zoning Compliance Officer
Laura Renaud (LR) – Clerk

7:00 PM BW opened the meeting.

New – 25 Pine Warbler Way – Patrick & Stephanie Sanford & Nancy Eich

Special Permit for a family apartment

Sitting In: BW, JD, BTS, AP and JJ

AP motion to open the hearing.

BS second.

All in favor to open the hearing.

JK read the public hearing notice.

JK explained that there was a family apartment already in place. A copy of that decision is in the board packages. The Applicants, Patrick and Stephanie Sanford explained they would be purchasing the home with the existing family apartment. Stephanie's mother Nancy Eich will be living in the family apartment. There will be no changes to the existing home or apartment. Nancy will have her own space where they can take care of her and she can also help them financially. The septic plan is for a four -bedroom home which is what is currently there, no changes. There are no questions from the public.

AP motion to close the hearing.

BS second.

All in favor to close the hearing.

AP motion to grant the special permit for a family apartment.

BS second.

All in favor to grant the special permit.

There is a 20-day appeal period.

Continued – 55-57 Box Pond Road – Providence Place Properties, LLC.

Special Permit to re-establish a non-conforming structure that has been abandoned for greater than two years

Sitting In: BW, JD, AP, BTS and PG

JK explained they have provided the plot plan that was requested. It does identify the flood plain line. Conservation Commission is going out to confirm that delineation. It has been flagged. The other item the board requested was the special permit criteria which was not provided. Paul Desimone of Colonial Engineering explained the wetland lines. They scheduled a site walk on October 6th to verify the lines. BW asked if they have met with the attorney they hired. The applicant said they had but he had a prior engagement and couldn't attend this meeting. JK stated they could not open the conservation commission hearing because they didn't pay the legal ads. They are seeking a continuance to the next zba meeting. BTS stated he is against a continuance as it has gone on too long. AP stated they do have an attorney now and there was a lot of miscommunication. He feels they are trying. JD explained the criteria must be met and that was made clear from the beginning. Truong, the owner, read a statement that he received from Scott Ambler their attorney. It states he met with JK and he recommend they still attend even though they need the continuance. They have filed with conservation and have the 2 plans and that they did hire legal counsel. The board members felt they have been guiding them along the way. It is time to produce some information. No other board discussion.

AP motion to continue to November, 2018 hearing with all the information that is required pertaining to the special permit criteria.

JD second

4 in favor to allow the continuance.

1 opposed (BTS)

A continuance is granted to November 1 at 7:00 PM.

Minutes – September 6, 2018

AP motion to accept the minutes as amended.

BS second.

All in favor to accept as amended.

Staff Update

AP asked about the progress on LMP Properties.

JK provided a brief overview of the current state of the enforcement order.

Meeting adjourned at 7:35 PM

Approved 11/1/18

