Approved 1/7/2020

Members Present: Chair Louise Nichols; Vice Chair Lisa Flanagan; Clerk, Kevin Baker; Gino Frattallone; Mike Zeldin

7:00pm Administrative Matters

- Minutes: 11/26/19
It was moved by Zeldin to accept the minutes for 11/26/19 as modified, seconded by Baker, and voted 4:0 in favor.
- Sign Permits
- Portable Toilet Permit application signed
- Member comments

(Vice Chair Lisa Flanagan arrived)

7:10pm Public Hearing, 11 Worcester Rd, Scott Hayes
Scott Hayes presented to the Board. A similar plan for the property had been before the Board last year. They had planned to use a poly barrier. The plan fell through. The owner decided not to raise the house. The plan has been redesigned from a 4 bedroom to a 3 bedroom system. He is requesting fill closer to the lot line. Baker questioned the location of the tanks. Hayes stated that the plumbing for the house is in the way, and there is cement slab for basement and garage.

Flanagan read the Health Agent’s comments.

It was moved by Frattallone to approve the plan as proposed. It was seconded by Flanagan, and voted 5:0 in favor.

7:23pm Public Hearing, 3 Pickard Lane, variance request, continued.
The applicant did not show and no revised plans were supplied. It was moved by Frattallone, seconded by Zeldin, and voted 5:0 to continue this Public Hearing until 1/14/19.

7:30pm Discussion, 3 Baron Way, appeal Health Agent’s decision, accessory apartment
Taylor Curtis and Jess rosenblatt are in the process of purchasing the property. There is a main house and a second structure. They wish to make that an accessory dwelling 2 bedroom apartment. He stated that the septic is a 6 bedroom system. Baker stated he thinks the room count should be at 13, not 15 the way the assessor’s report. Nichols
stated she discussed the room count with the Health Agent. The accessory dwelling is just over 1000 square feet. Frattalone and Baker both visited the property.

Zeldin read the Health Agent's comments.

Frattalone stated that the rooms look different in person than on video. The house looks bigger than it actually is. Baker stated that he has no problem with this request for a 6-bedroom

It was moved by Baker to approve this new use of the accessory dwelling with a 6 bedroom deed restriction. It was seconded by Frattalone, and voted 3:2 in favor, with Nichols and Flanagan against.

It was moved by Flanagan, seconded by Frattalone and voted 5:0 to change the January 14 to January 7.

It was moved by Frattalone, seconded by Flanagan, and voted 5:0 to adjourn the meeting.

Respectfully submitted by Janet Fairchild