

ZONING BOARD OF APPEALS

Michael Sheehan, Chair  
Mary Kate Daly  
Shannon Greenwell  
Al Porro  
Rachel Churchill



ACTING DIRECTOR OF  
COMMUNITY DEVELOPMENT

Sarah Dixon Bouchard

**Zoning Board of Appeals  
Hybrid Meeting Minutes  
March 28, 2023**

**PRESENT**

Michael Sheehan, Chair  
Mary Kate Daly  
Shannon Greenwell  
Al Porro  
Rachel Churchill

Sarah Bouchard, Acting Town Planner  
Emily Manning, Recording Secretary

**CALL TO ORDER**

The meeting was called to order at 7:00 P.M.

**PUBLIC HEARING**

*Case No: 23-04 41 Railroad Ave, continued from 3/14/23*

David Hern, attorney for the applicant, explained communications between the applicant and the direct abutter to the property. The direct abutter did not wish for the applicant to add an addition to her home. The applicant worked with her architect to try to come to a compromise with the direct abutter, however there was no satisfactory way to change the proposed plans. The applicant wished to go forward with the proposed plans. The applicant was also looking to replace the existing fence, and had a surveyor come out to stake the property line.

Susan Petrie, direct abutter to the property at 41 Railroad Ave, explained her communications with the applicant.

Maria Henry, abutter, commented in support of the Petrie and Daniels families.

Ms. Petrie discussed a water drainage issues between the applicant's property and Mrs. Daniels' property. Noted were photos taken on the date of the previous meeting, March 14, 2023. Provided by Ms. Petrie. Mr. Hern objected to the photos submitted showing a date of March 19, 2023. Mr. Hern further stated the photos were from March 14, 2023 the day of a major storm.

**MOTION** to close the public hearing made by Al Porro. Seconded by Shannon Greenwell.

Roll Call Vote:

Rachel Churchill: Yes

Mary Kate Daly: Yes

Shannon Greenwell: Yes

Al Porro: Yes

Michael Sheehan: Yes

**Result: 5-0-0 (Approved)**

The group discussed the legalities, and their thoughts on the proposed Special Permit.

**MOTION** to approve the Special Permit to increase the nonconformity of the lot area coverage made by Shannon Greenwell. Seconded by Al Porro.

Roll Call Vote:

Al Porro: Yes

Mary Kate Daly: Yes

Shannon Greenwell: Yes

Rachel Churchill: Yes

Michael Sheehan: Yes

**Result: 5-0-0 (Approved)**

### **MEETING MINUTES:**

**MOTION** to approve the minutes from regular Zoning Board of Appeals meetings from the March 8, 2022 meeting made by Mary Kate Daly. Seconded by Shannon Greenwell.

Roll Call Vote:

Rachel Churchill: Abstained

Mary Kate Daly: Yes

Shannon Greenwell: Yes

Al Porro: Yes

Michael Sheehan: Yes

**Result: 4-0-1 (Approved)**

**MOTION** to approve the minutes from the July 19, 2022 meeting made by Shannon Greenwell. Seconded by Al Porro.

Roll Call Vote:

Mary Kate Daly: Yes

Al Porro: Yes  
Shannon Greenwell: Yes  
Rachel Churchill: Abstained  
Michael Sheehan: Yes

**Result: 4-0-1 (Approved)**

**MOTION** to approve the minutes from the January 31, 2023 meeting made by Mary Kate Daly.  
Seconded by Al Porro.

Roll Call Vote:

Mary Kate Daly: Yes  
Al Porro: Yes  
Shannon Greenwell: Yes  
Rachel Churchill: Yes  
Michael Sheehan: Yes

**Result: 5-0-0 (Approved)**

**MOTION** to approve the minutes from the February 21, 2023 meeting made by Mary Kate Daly.  
Seconded by Shannon Greenwell.

Roll Call Vote:

Mary Kate Daly: Yes  
Shannon Greenwell: Yes  
Al Porro: Yes  
Rachel Churchill: Abstained  
Michael Sheehan: Yes

**Result: 4-0-1 (Approved)**

**UPCOMING MEETING:** April 11, 2023

Al Porro stated that he would not be available for one of the hearings at the April 11 meeting as he was an abutter.

**ADJOURNMENT**

**MOTION** to adjourn the meeting made by Mary Kate Daly. Seconded by Al Porro.

Roll Call Vote:

Rachel Churchill: Yes  
Shannon Greenwell: Yes  
Mary Kate Daly: Yes  
Al Porro: Yes  
Michael Sheehan: Yes

**Result: 5-0-0 (Approved)**

The meeting was adjourned at 7:40 P.M.

Minutes respectfully submitted by Emily Manning