

Chair Doug Dubitsky called meeting to order at 7:06 PM.

MEMBERS PRESENT: Dave Garceau, Helen Weingart, Randy Godaire, Dan Pearce, Alternate Bob Dubos, Alternate Jim McPherson.

MEMBERS ABSENT: Pete Fiasconaro, Doug Cates, Alternate Bill Ireland.

ALTERNATES SEATED: Jim McPherson seated for Pete Fiasconaro.

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

APPROVAL OF MINUTES 06.11.26 REGULAR MEETING:

D. Pearce motioned to approve, seconded by D. Garceau and carried with abstentions by H. Weingart and R. Godaire.

CITIZENS HAVING NEW BUSINESS:

Lisa Rice (owner Rocking Horse Farm on Route 6) came to Commission last year with proposal for 55+ housing development for back portion of her property. Asked Commission for letter supporting idea of this development – selling property due to lack of funding (advisory opinions not provided - proposal would require amendment to Zoning Regulations).

- Jim McPherson asked about response from the Town if inquiry received from prospective buyer (would meet with ZEO who would provide copy of Zoning Regulations and ask about any plans for the property).

OLD BUSINESS:

A. 80 Marcy Road:

ZEO presented photos from last month and this month with not much progress. Some stuff to go and lots of tires (30-40% with rims that need to be removed) - waiting on disposal program.

Joan Maclure's family spoke on her behalf about trailer ready for loading - will begin cutting out tire rims.

- D. Pearce asked about new stuff in last month's photos (came from cleaning out slope behind barn), asked about bus (using as 1 unregistered vehicle), and asked about timeframe for disposal program (granted 1-year extension to Spring of 2027)

R. Godaire motioned to extend fine moratorium for 3-months to November 12, 2026 meeting, seconded by D. Garceau. All in favor, motion carried.

NEW BUSINESS:

A. Shipping Containers regulation discussion:

No existing regulation (need definition). Consider as shed structure - would fit in Accessory Structure section 7.1.A (consider not allowing in front or side yard, limiting size, limiting 1 per property). Jim McPherson provided information from other towns – banned in some towns to protect property values (asked to bring samples for next meeting).

CORRESPONDENCE: None

REPORT OF THE ZONING OFFICER:

ZEO J. Gigliotti presented monthly report available at Town Hall - No Permits Issued.

ITEMS PRO RE NATA: None

ADJOURNMENT:

R. Godaire motioned to adjourn (8:17 PM), seconded by D. Garceau. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott