

ZONING BOARD MEETING MINUTES

8/25/2026

Meeting called to order at 7:05 pm

ZBA members present; Jim Newcombe, Robert Roland, Michael Blanchard, and Keenan Blanchard.

Also present Ed Bergeron, Ken Bergeron, Matt Bergeron, Julianna Bergeron, Arto Laino, Phil Castelli, Brenna Kucinski, Don Carlisle, Mike Blandschun, Edie Drinkwater, Janet Yardley, Mable Bergeron, Lucia Bergeron, Marie Bergeron, Brett Allard, Naomi Risch, Cindi Newcombe, Tom Newcombe, Bob Madden, Pete Moran, Russ, Richard and Angela Nicoletti and Pasquale Luna.

The board introduced themselves. Keenan opened the hearing informing the applicants that a member was missing and they could postpone if they chose. They chose to proceed. Keenan outlined the meeting and opened the discussion. Brett Allard, attorney for the applicants, presented their arguments. He explained that this was an administrative appeal of the selectboard's decision to deny a building permit. He went on to say this means the ZBA steps into the shoes of the Selectboard for a decision. Atty Allard admitted the 11' addition to the original footprint was not authorized and they were committed to removing it. The claim is that the original Building Permit 25-09 was nullified. Atty Allard laid out the timeline on the project. A demolition permit was obtained and in June 2025 the original building was demolished. The plans presented, drawn up by an architect, for the building permit included the roof overhang, which was approximately 2' on both sides, as part of the proposed structure. The presented drawings were approved, without conditions, and Building Permit 25-09 was issued and signed and construction began in July of 2025. A ZBA board member asked what the overhang was going to be now and Atty Allard said it was going to be very small. When the 11 x 14 foot addition came into question the Selectboard halted construction. Atty Allard said they are not defending that. During the SB meeting Lucia attended, she said they would remove the addition and go back to the original building permit. Atty Allard says the SB overstepped by rescinding the original approved building permit. Keenan said he did not believe the original building permit was rescinded. When asked about the square footage without the addition 1416 sq ft was the original footprint, including the overhang, and 1404 sq ft was approved by DES. The SB minutes had conditions noted, in their minutes, of the original footprint which would not have included an overhang, but that was not noted anywhere else including the building permit. Keenan said he would like to hear what the SB has to say. Mike Blandschun said plans were received and a demo permit was issued. A building permit to build on the existing footprint was approved. After the unauthorized 11' addition caused a cease and desist, a new set of plans were presented that included the 11' addition. That building permit application was denied. Mike B said the first permit was never revoked and they were waiting for a written commitment to remove the 11' addition and never received one. That was the last of the communication until the lawyer filed for an Appeal of an Administrative Decision. Lucia Bergeron said she did email Edie that they would remove the addition and had a response from her. That information was questioned. Lucia produced the email and gave a copy to Keenan. The DES permit was brought up and the square footage was questioned. According to Lucia after removing the 11' addition the total square footage would be 1402, a few feet less than the approved 1404. When asked if this was going to be a fulltime residence Lucia said yes. Bob Madden said the DES permit states rebuilding a 1404 sq ft, 2 bedroom, seasonal cottage. When asked if there was a septic or well the answer was no, just a holding tank. Keenan said this discussion was outside the scope of the ZBA and not what they were there for tonight. Maria Bergeron displayed a poster she had put together of the property before the demolition. Keenan read the 4 letters from abutters.

In light of the confusion of believing the first permit was void, there was a discussion as to possibly rendering a vote if conditions were met. The selectboard, ZBA and Atty Allard were all in favor. After discussion the following was put forward for a vote by Keenan.

1. Original building permit with no additional building permit required
2. Removal of the 11' addition
3. No additional variances required.

Robert seconded. **Vote 4-0 in favor**

The board read, approved and signed the minutes from July 2026.

Meeting was adjourned at 7:54pm

Respectfully submitted:

Karen Castelli, Zoning Board Clerk

Jim Newcombe_____

Andy Lorette_____

Robert Roland _____

Keenan Blanchard_____

Michael Blanchard_____