



Raymond Zoning Board of Appeals

423 Webbs Mills Road

VIA ZOOM

Minutes

Monday, February 3, 2025

9:00 am

Call to order: David Murch called the meeting to order at 9:30 am due to video issue. Roll was called and a quorum declared.

Present: David Murch, Chair; Greg Dean, Vice Chair; Tom Hennessey, Fred Miller and Pete Lockwood.

Staff: Chris Hanson, CEO; Grady Burns, Attorney for Code Enforcement; John Hamer, Attorney for the Zoning Board of Appeals and Sandy Fredricks, Administrative Assistant PB & ZBA.

Murch read the Agenda into the Record.

New Business

Administrative Appeal

APPLICANT	Todd Roma
LOCATION	141 Raymond Hill Road – Map 13/Lot 29
DESCRIPTION	Administrative Appeal of NOV dated October 29, 2024 for Land Use Violations

Murch stated the reason for this Emergency Meeting was to Review and Ratify Decision in the above matter. Hearing was held January 28, 2025.

Murch suggested changes to the proposed Decision as follows:

- Item D in Exhibits from CEO Hanson – Warning Letter add date of May 26, 2023
- Item G in Exhibits from CEO Hanson – Letter “form” Wayne Jones should say “from”
- #9 in FOF should be Recording of Zoning Board of Appeals on July 29, 2019.
- #11 in FOF starts with “in Fall 2019”, strike the word Fall
- #19 change multiple toilet facilities to one or more portable toilets
- Under Conclusions of Law, 5 – event rental includes house, barn, grounds and “require”, add an “s” to be requires

Murch opens it up to rest of Board. Lockwood questioned if the attorney for the abutter should be listed as he addressed the Board. Hamer explained he didn’t list everyone who spoke.

Lockwood stated that on Page 3, #12 says “such”, should it be “such as”. Murch and Lockwood agree it should be “such as”. Lockwood stated that #15 on Page 3 refers to

FOR DETAILS, PLEASE SEE VIDEO, THE OFFICIAL RECORD OF THE MEETING

alcohol being allowed and questioned if the Board should clarify that the applicants are not responsible for the alcohol, they are not licensed and do not get the permit. The Board discussed this item and determined to leave it as written.

Hennessey stated that on the first page, Background, 2nd sentence "NOV charges that the owners had been advertising . . ." and asked if it shouldn't say "have been advertising . . ." The Board discussed and determined to read "have" not "had". Hennessey also stated he believed Exhibit G should add that Wayne is the Fire Inspector.

Murch stated that as reviewed, he didn't see anything that indicates an actual event did occur as a result of that rental. Not sure if we should add that an event did occur as a result of that rental.

Murch moved to accept the Findings of Fact and Decision prepared by John Hamer with the Modifications made on the record February 3rd, 2025.

Hennessey seconded.

Any discussion? None.

All in favor? 5 yes/0 no/0 abstain

Appellant kept questioning how they reconsider these Findings. The Board advised him to speak with his attorney several times. Hamer stated that Skolnick should call him.

Dean moved to permit Murch to sign on behalf of himself, Lockwood and Hennessey who are currently out of town.

Lockwood seconded.

Any discussion? None.

All in favor? 5 yes/0 no/0 abstain

Dean moved to adjourn.

Hennessey seconded.

Any discussion? None.

All in favor? 5 yes/0 no/0 abstain