

Zoning Board of Appeals – Minutes
February 27, 2025
Location: Town Hall, Moitoza-Petty Hearing Room
Time: 6:00pm to 8:00pm

Board Member Attendees: Meghan Connolly- Chairman, Antonio Carmo Vice-Chairman, & Marc Oliveira Member.

Board Member Out: Sal Botelho Alt Member- The board had a quorum.

Attendees: Lester “Toby” & Colleen Hooben, Michael Laliberte, Chelsea Cochrane, Barbara Miller, Keith McCartney, Kelley McCartney, & Gashia Hollingsworth

| Topic | Discussion: |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mail & Minutes: | <p>6:07pm- M. Connolly opened up the meeting, introduced herself and the Board members that were present.</p> <p>T. Carmo made a motion to move the Mtg. Mins., Bills, & Correspondence out of order on the agenda. M. Oliveira seconded.</p> <p>Meeting Minutes: The meeting minutes from 12/10/24 were reviewed by the Board. M. Oliveira made a motion to accept the minutes as read. T. Carmo seconded.</p> <p>Bills: None</p> <p>Correspondence: None</p> <p>No other New Business came in front of the Board at this time.</p> |

6:08pm- The owners and the residents of Riverbend Estates came to the meeting to discuss the project/property. Lester “Toby” and Colleen Hooben are the owners of Riverbend Estates. They bought the property a year and a half ago and live next door to the property. The Chairman opened the discussion to the residents. Michael Laliberte 2 Admiral’s Way stated he had spoken previously to the ZBA Secretary and Toby and suggested to have a meeting with everyone to answer a few questions about the property. He wanted to know what they had in mind to do with the property and what were the obligations of the owner and the residents. He was also wondering about finishing the paving of the road, fixing the sidewalks, and removal of the Riverbend Estates sign out front by the road. Toby said he would remove the sign tomorrow. Mr. Laliberte also asked about snowplowing and said Keith McCartney usually mows the grass and does other landscaping. Barbara Miller of 11 Admiral’s Way asked what were the plans of the property. Keith McCartney 8 Admiral’s Way asked had questions about the road. Toby said he still is not sure what the plans of the property are as of yet, he has an attorney looking into all of his options. M. Oliveira stated a lot of the property is wetlands, how do you develop, not much can be done. Toby told everyone he owns the property all the way to the river. Colleen told the Board they both met with their attorney today, there is a lot to look into. The Chairman stated anything new that occurs would first need to go through the Board. Michael Laliberte asked for a time frame for the paving. M. Oliveira explained paving is done at the completion of the project, this may never be completed. Michael Laliberte asked about the trailer on the property. Mr. Hooben said the trailer was staying there, not on Mr. Laliberte’s property. A question about the bond was asked. T. Carmo explained the bond was never put into place at the original Comprehensive Permit, all further discussed. Barbara Miller asked about the new owner needing to come in front of the Board about the new ownership, Secretary stated, town Atty. Adam Costa had told the Board at a previous meeting, the new owner no longer needs to do that. Michael Laliberte asked for a time frame of when they will know what is going on with the property. Mr. Hooben said it is in the hands of his attorney, Alan Medeiros, Taunton, MA is looking into everything and he will let the Board know. Chairman told everyone it was a great opportunity to get all the info out. C. Cochrane who lives there told everyone there is a HOA for all the duplexes, all further discussed.

Motion to adjourn was made by M. Oliveira @ 6:45pm

1. Michael A Connolly
2. Antonio Carmo
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