

**MINUTES
TOWN OF HARWICH
ZONING BOARD of APPEALS
6:30PM WEDNESDAY, DECEMBER 10, 2025
TOWN HALL – GRIFFIN ROOM**

MEMBERS PARTICIPATING: Brian Sullivan, Chair, Kenneth Dickson, Vice Chair, Alexander Donoghue, Clerk, and Christopher Murphy

MEMBERS NOT PARTICIPATING: John August

I. CALL TO ORDER; RECORDING NOTICE

Mr. Sullivan called the meeting of the Harwich Zoning Board of Appeals (ZBA) to order on Wednesday, December 10, 2025, at 6:30PM and read the Recording Notice.

Mr. Sullivan noted that there are four members present to vote and any applicant can request a straw vote prior to the Board's deliberation.

Mr. Sullivan noted that he wanted to adjust the agenda to allow adequate time for public comment on the second case listed.

Mr. Sullivan moved that the agenda be adjusted and Case No. 2025-54 Double K Ranch, LLC be heard last. Seconded by Mr. Dickson.

Vote: 4:0 in favor. Motion carried.

II. PUBLIC HEARINGS

Case No. 2025-53, William Beekman Et Al, c/o Andrew L. Singer Esq., P.O Box 767, Dennisport, MA 02639, owner of the property located at **194 John Joseph Rd, Assessors 'Map 72, Parcel G1-2**, in the RR Zoning District. The Applicant seeks a Special Permit from §325-54 A (2) "Nonconforming Structures and Uses", §325 – Attachment 2, Table 2, Area Regulations, and §325 – Attachment 3, Table 3, Height & Bulk Regulations to remove and replace a concrete patio with deck above and replace with a gravel area, and expanded deck and stairs above the rear of a pre-existing nonconforming single-family dwelling and garage, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 6.

Mr. Donoghue read Case No, 2025-53 as presented. He noted that the Harwich Highway Department and Health Department commented they had no concerns. The Harwich Conservation Agent stated that the 194 John Joseph Project as proposed will require applications to the Conservation Commission with a request for a variance for new work in the 50 foot no disturb zone of the wetlands. Additional hardscape in the additional 0-50 foot buffer can be hard to get as variances are not freely granted. They have provided explanation of the hardship, how the project will not adversely impact the wetlands and our interest under the Mass Wetlands

Protection Act and the local By-laws, provided the adequate mitigation. No other comments from the Town departments or abutters were received.

Andrew Singer, Attorney in Dennis Port was present and representing the applicant. He addressed the comments made by the Conservation Agent and noted that under the Permit Extension Act, the Order of Conditions is valid until March 17, 2028. Atty. Singer described the property and the proposal in detail. He noted that there is approval from the Mass Department of Fisheries and Wildlife. Atty. Singer explained the reasons for the Special Permit and respectfully asked that the ZBAS make findings that the proposal will not be substantially more non-conforming and allow the deck to be replaced and the patio removed and replaced as shown on the plans.

Robert Prue of 193 John Joseph Road asked if the construct would involve removal of trees.

Atty. Singer explained that one tree would be removed.

Mr. Sullivan confirmed all application hearing documents that were submitted.

Atty. Singer added a reference to photographs.

Mr. Sullivan noted the recommended Findings and Conditions and listed the discussed conditions.

Mr. Sullivan moved to accept the documents, Findings of Facts and Conditions of Approval was stipulated. Seconded by Mr. Dickson.

Vote: 4:0 in favor. Motion carried.

Mr. Dickson moved to close the Public Hearing. Seconded by Mr. Murphy.

Vote: 4:0 in favor. Motion carried.

Mr. Sullivan noted the members voting on this case; Mr. Donoghue, Mr. Murphy, Mr Dickson and Mr. Sullivan.

Mr. Dickson moved to close the discussion. Seconded by Mr. Murphy.

Vote: 4:0 in favor. Motion carried.

Mr. Donoghue moved on Case No. 2025-53. William Beekman Et Al, c/o Andrew L. Singer Esq., owner of the property located at 194 John Joseph Rd. The Applicant has been granted a Special Permit from §325-54 A (2) "Nonconforming Structures and Uses", §325 – Attachment 2, Table 2, Area Regulations, and §325 – Attachment 3, Table 3, Height & Bulk Regulations to remove and replace a concrete patio with deck above and replace with a gravel area, and expanded deck and stairs above the rear of a pre-existing nonconforming single-family dwelling and garage, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 6.

Granting is consistent with the Gale Case and related cases as there will be an intensification of one or more pre-existing nonconformity, no new nonconformities and no substantial detriment to the entire neighborhood on a pre-existing non-conforming lot. As proposed, the structure will not create any additional negative impacts with respect to the traffic, noise, odor or congestion. Any relief not expressly granted hereunder is hereby denied. All work shall be performed in accordance with the plan submitted with this application. Said grant and approval are subject to the following conditions: During the life of the project, there will be no demolition, exterior construction or new landscaping between June 30 and Labor Day of any year. Though the life of the project all constructs vehicles shall be parked out of the public right of way. A violation of the terms and conditions of this Special Permit may be enforced as a violation of Harwich Zoning By-law pursuant to MGL Chapter 40A Section 7 and the Harwich Zoning By-laws as these may be amended from time to time. Seconded by Mr. Murphy.

Voter: 4:0 in favor. Motion carried.

Case No. 2025-54, Double K Ranch LLC, c/o Brian J. Wall Esq., 90 Route 6A, Sandwich, MA 02566, owner of the property located at **41 Sequattom Rd, Assessors 'Map 101, Parcel S5-2**, in the RL Zoning District. The Applicant seeks a Special Permit from §325-54 A (2)(c) "Nonconforming Structures and Uses", §325 – Attachment 2, Table 2, Area Regulations, to construct to additions on a pre-existing non-conforming single-family dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 6.

Mr. Donoghue read Case No. 2025-54 as presented. The Harwich Board of Health stated that the full floor plan including the second floor will be required for a full comment. A licensed septic installer must apply for a fully compliant septic system prior to the building permit signify. The Highway Department had no concerns. Conservation Agent stated the project as proposed will require application with the Conservation Commission as a small amount of work is proposed within 100 feet of the wetland. Letters were received from the following, all in opposition of this application: Genevieve Griffith, Adam Kilman of 23 Daisy Street, Michelle F. Millea of 27 Sequattom Road, Thomas Lingham of 47 Sequattom Road, Fran and Christine Bosfitz of 12 Daisy Street and Julie Harris of 19 Daisy Street. No other comments from Town departments or abutters were received.

Mr. Sullivan noted that there was an additional submittal of plans and pictures related to the case from John Howard. He confirmed that all letters had been read by the Board members.

Attorney Brian Wall was present and representing the applicant, Double K Ranch, LLC. Also present was Jason Clark, owner of Monomoy Construction and Real Estate. Atty. Wall noted that Mr. Clark's assistant Jason Foley and Paul Muldoon who did the design plans were also present. He addressed the comment from the Board of Health, noting that the Board of Health sent a revised comment noting that as of the revised plans, the Health Department has no concerns.

Atty. Wall described the proposed project in detail. He also referenced a previous application for the same property which the ZBS had approved, noting that this is the same project with additions. He distributed copies of the plan. Atty. Wall noted the reasons that the project should

be granted a Special Permit. In response to the letters, Atty. Wall noted that many comments were not zoning related. He did respond to comments about parking, noting that this proposal will not change parking which he explained and described. He also addressed concerns about Daisy Street being affected by construction equipment.

Board members asked questions or made comments Which Atty. Wall and Mr. Clark answered and addressed.

Mr. Sullivan opened Public Comment noting that there were people on line and an attorney present to represent some of the abutters.

Jack Herndon, Attorney with Senie Associates in Brewster was present. He distributed photos to Board members. He noted that he is representing Tom England and Michelle Mellea of 47 Sequattom Rd. Atty. Herndon expressed concerns about the proposed project over the garage and referred to the photos he had distributed. Atty. Herndon suggested conditions to address those concerns. He also expressed concerns regarding the lack of landscaping and requested a revegetation plan. Atty. Herndon requested that the Board urge the applicant to rework the site plan and suggested specifics.

Dr. Powers participated remotely and referred to an email she had received from Rachel Lohr stating that the letter she (Dr. Powers) sent would be read into the record.

Mr. Sullivan noted that it is part of the record and the Board members have read it.

Dr. Powers read her letter and then described the property, and its location. She spoke in opposition to the project noting the negative impacts to the area. Dr. Powers requested that the Board require a review of environmental impacts and a revegetation plan.

John Howard of 18 Daisy Street noted that he had sent pictures. Copies were provided for Atty. Wall. He spoken opposition to the proposed plan and commented on the damage and effects of the removal of trees. Mr. Howard also commented on the elevation of the plan and the effects on the neighbors.

Beth Windmill of 15 Daisy Street expressed concerns about construction vehicles causing damage to Daisy Street.

Christine Basitis of 12 Daisy Street expressed concerns about the pond, the environment and the road.

Dr. Powers suggested imposing a condition of construction vehicles parking on the property but not the beach.

Mr. Sullivan commented on the removal of the trees and explained the ZBA's limitations regarding requiring how landscaping is to be done.

Atty. Herndon referred to s325-51A and B, adverse impacts to the neighborhood and the powers of the Board.

Mr. Dickson read 325-51A and B aloud.

Paul Muldoon, Architect explained the proposed space over the garage and addressed questions from the Board.

Mr. Howard commented on the two-story garage.

In response to Dr. Power's question, Mr. Sullivan explained that the issues with tree removal is not within the purview of the ZBA and noted a restriction regarding shade trees which is also not within the purview of the ZBA.

Atty. Wall addressed comments about drainage, noting that the swales that direct water onto the property will remain. Regarding the issue of the trees, he noted that there are no By-laws that restrict what had been done. He explained that the trees been taken down due to the Title 5 septic system being installed and noted the owner's intention to revegetate the property. Atty. Wall also explained the need for storage, that the second floor complies to all requirements and noted specifics. He emphasized the conditions that the applicant is willing to agree to.

Atty. Wall noted that he had a revised Finding sent by Rachel Lohr, he has read it and has no suggested changes.

Mr. Sullivan confirmed all application hearing documents that were submitted.

Mr. Sullivan noted the recommended Findings and Conditions and listed the discussed conditions. Members discussed conditions and language with Atty. Wall.

Mr. Sullivan moved to accept the documents, Findings of Facts and Conditions of Approval was stipulated. Seconded by Mr. Dickson.

Vote: 4:0 in favor. Motion carried.

Mr. Murphy moved to close the Public Hearing. Seconded by Mr. Dickson.

Vote: 4:0 in favor. Motion carried.

Mr. Sullivan noted the members voting on this case; Mr. Donoghue, Mr. Murphy, Mr Dickson and Mr. Sullivan.

Mr. Sullivan offered the applicant a straw vote.

Atty. Wall replied that the applicant would want a straw vote.

ZBA members made comments and noted their intent to vote positively.

Mr. Dickson moved to close the discussion. Seconded by Mr. Murphy.

Vote: 4:0 in favor. Motion carried.

Mr. Donahue moved on Case No. 2025-54 Double K Ranch Llc, c/o Brian J. Wall Esq., 90 Route 6A, Sandwich, MA 02566, owner of the property located at 41 Sequattom Rd, Assessors ' Map 101, Parcel S5-2, in the RL Zoning District. The Applicant has been granted a Special Permit from §325-54 A (2)(c) "Nonconforming Structures and Uses", §325 – Attachment 2, Table 2, Area Regulations, to construct to additions on a pre-existing non-conforming single-family dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 6.

Granting is consistent with the Gale Case and related cases as there will be an intensification of one or more pre-existing nonconformity, no new nonconformities and no substantial detriment to the entire neighborhood on a pre-existing non-conforming lot. As proposed, the structure will not create any additional negative impacts with respect to the traffic, noise, odor or congestion. Any relief not expressly granted hereunder is hereby denied. All work shall be performed in accordance with the plan submitted with this application. Said grant and approval are subject to the following conditions: During the life of the project, there will be no demolition, exterior construction or new landscaping between June 30 and Labor Day of any year. Though the life of the project all constructs vehicles shall be parked on the applicant's property and not on any public street or private road. A violation of the terms and conditions of this Special Permit may be enforced as a violation of Harwich Zoning By-law pursuant to MGL Chapter 40A Section 7 and the Harwich Zoning By-laws as these may be amended from time to time. Seconded by Mr. Murphy.

Vote: 4:0 in favor. Motion carried.

Case No. 2025-55, William & Nancy Doherty, Trustees of the Nancy A. Doherty 2018 Revocable Trust, c/o Paul R. Tardif, Esq., 490 Main St, Yarmouth Port, MA 02675 owner of the property located at **75 Shore Rd, Assessors Map 2, Parcel K3-F**, in the RL Zoning District. The Applicant seeks a Special Permit from §325-54 (A) (5) "Nonconforming Structures and Uses", and §325 – Attachment 2, Table 2, Area Regulations, and §325 – Attachment 3, Table 3, Height & Bulk Regulations to raze and replace a pre-existing nonconforming Single-Family Dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Sections 6.

Mr. Donoghue read Case No. 2025-55 as presented. The Harwich Board of Health's Director stated they have reviewed the Social Permit request. A licensed septic installer must apply for a fully compliant septic system permit prior to the building permit sign off. The Highway Department commented they have no concerns. The Harwich conservation Agent stated the project as proposed will require applications with the Conservation Commission. It appears that the new home will be further landward from the top of the coastal bank and outside the 0 to 50 no disturb zone which is generally an environmental improvement. No other comments from town departments or abutters were received.

Attorney Paul Tardiff was present and representing the applicant. He described the property and the proposed project in detail. He noted that the application to Conservation will be done by J.M. O'Reilly, the Title 5 has been designed and he does not believe the cottage is a historic structure.

Discussion followed regarding the question of the historic status of the cottage.

Mr. Sullivan noted that prior to getting a building permit, the applicant would have to seek approval from the Historic Commission.

Mr. Sullivan confirmed all application hearing documents that were submitted.

Mr. Sullivan noted the recommended Findings and Conditions and listed the discussed conditions.

Mr. Sullivan moved to accept the documents, Findings of Facts and Conditions of Approval as stipulated. Seconded by Mr. Dickson.

Vote: 4:0 in favor. Motion carried.

Mr. Dickson moved to close the Public Hearing. Seconded by Mr. Murphy.

Vote: 4:0 in favor. Motion carried.

Mr. Sullivan noted the members voting on this case; Mr. Donoghue, Mr. Murphy, Mr Dickson and Mr. Sullivan.

Mr. Dickson moved to close the discussion. Seconded by Mr. Murphy.

Vote: 4:0 in favor. Motion carried.

Mr. Donoghue moved, on Case No. 2025-55 William & Nancy Doherty, Trustees of the Nancy A. Doherty 2018 Revocable Trust, c/o Paul R. Tardif, Esq. the owner of the property located at 75 Shore Rd, Assessors Map 2, Parcel K3-F, The Applicant has been granted a Special Permit from §325-54 (A) (5) "Nonconforming Structures and Uses", and §325 – Attachment 2, Table 2, Area Regulations, and §325 – Attachment 3, Table 3, Height & Bulk Regulations to raze and replace a pre-existing nonconforming Single-Family Dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Sections 6. The granting is consistent with the Gale Case and related cases as there will be an intensification of one or more pre-existing nonconformity, no new nonconformities and no substantial detriment to the entire neighborhood on a pre-existing non-conforming lot. As proposed, the structure will not create any additional negative impacts with respect to the traffic, noise, odor or congestion. Any relief not expressly granted hereunder is hereby denied. All work shall be performed in accordance with the plan submitted with this application. Said grant and approval are subject to the following conditions: During the life of the project, there will be no demolition, exterior construction or new landscaping between June 30 and Labor Day of any year. Though the life of the project all

constructs vehicles shall be parked on the applicant's property and not on any public street or road. A violation of the terms and conditions of this Special Permit may be enforced as a violation of the Harwich Zoning By-law pursuant to MGL Chapter 40A Section 7 and the Harwich Zoning By-laws as these may be amended from time to time. Also, will need the permission of the Historic Commission Seconded by Mr. Dickson.

Vote: 4:0 in favor Motion carried.

Case No. 2025-56, Bruce & Mary Ring, c/o Joseph Stafford, 22 Duke Ballem Rd, Harwich, MA 02645 owner of the property located at **22 Duke Ballem Rd, Assessors 'Map 100, Parcel Y1**, in the RR Zoning District. The Applicant seeks a Special Permit from §325-54 A (2) "Nonconforming Structures and Uses", §325 – Attachment 2, Table 2, Area Regulations, to construct and addition on a pre-existing nonconforming Single-Family Dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Sections 6.

Mr. Donoghue read Case No. 2025-56 as presented. The Harwich Board of Health Director stated that a licensed title inspector must inspect the existing leeching field, leeching facility to ensure its functioning. A septic installer must comply for fully compliant septic system permit prior to any building permit sign off. The Harwich Highway Department commented that they have no concerns. The Harwich Conservation Agent stated that the project is not a Conservation Commission jurisdiction. No other comments from the Town departments or abutters were received.

Joseph Stafford of Lewis Bay Builders was present and representing owners Bruce and Mary Katherine Ring. Mr. Stafford described the proposed project in detail. He explained how the proposed project is not negatively affecting the neighborhood and the design will positively affect the neighborhood.

Stanley Selco, an abutter, commented positively on the proposed project noting that it has zero impact on the neighbors and public health.

Mr. Sullivan confirmed all application hearing documents that were submitted.

Mr. Sullivan noted the recommended Findings and Conditions and listed the discussed conditions.

Mr. Sullivan moved to accept the documents, Findings of Facts and Conditions of Approval as stipulated. Seconded by Mr. Dickson.

Vote: 4:0 in favor. Motion carried.

Mr. Dickson moved to close the Public Hearing. Seconded by Mr. Murphy.

Vote: 4:0 in favor. Motion carried.

Mr. Sullivan noted the members voting on this case; Mr. Donoghue, Mr. Murphy, Mr. Dickson and Mr. Sullivan.

Mr. Dickson moved to close the discussion. Seconded by Mr. Murphy.

Vote: 4:0 in favor. Motion carried.

Mr. Donoghue moved o Case No. 2025-56 Bruce & Mary Ring, c/o Josphe Stafford, 22 Duke Ballem Rd, Harwich, MA 02645 owner of the property located at 22 Duke Ballem Rd, Assessors 'Map 100, Parcel Y1, in the RR Zoning District. The Applicant has been granted a Special Permit from §325-54 A (2) "Nonconforming Structures and Uses", §325 – Attachment 2, Table 2, Area Regulations, to construct and addition on a pre-existing nonconforming Single-Family Dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Sections 6. The granting is consistent with the Gale Case and related cases as there will be an intensification of one or more pre-existing nonconformity, no new nonconformities and no substantial detriment to the entire neighborhood on a pre-existing non-conforming lot. As proposed, the structure will not create any additional negative impacts with respect to the traffic, noise, odor or congestion. Any relief not expressly granted hereunder is hereby denied. All work shall be performed in accordance with the plan submitted with this application. Said grant and approval are subject to the following conditions: During the life of the project, all constructs vehicles shall be parked on the applicant's property and not on any public street or road. A violation of the terms and conditions of this Special Permit may be enforced as a violation of the Harwich Zoning By-law pursuant to MGL Chapter 40A Section 7 and the Harwich Zoning By-laws as these may be amended from time to time. Seconded by Mr. Dickson.

Vote: 4:0 in favor. Motion carried.

Case No. 2025-57, Marc Edward Sumberg & Colleen Kydd-Sumberg, c/o William Crowell & Michael Donovan, Crowell and Donovan Law, LLC, P.O Box 185, Harwich Port, MA 02646 owner of the property located at **11 Ruth Ln, Assessors 'Map 32, Parcel K4-21**, in the RR Zoning District. The Applicant seeks a Special Permit or in the Alternative a Variance from §325-54 A (2) "Nonconforming Structures and Uses", §325 – Attachment 2, Table 2, Area Regulations, Page 2 of 2 to construct a one-story addition on the east side of their pre-existing nonconforming Single-Family Dwelling, pursuant to the Harwich Zoning By-laws §325-54 and 52 and MGL Chapter 40A Sections 6 and 10.

Mr. Donoghue read Case NO. 2025-57 as presented. The Harwich Board of Health stated that the new crawl space does not meet 10-foot height set back requirement to the septic system. The Highway Department comments no concerns. The Harwich Conservation Agent suggested the project is not in the Conservation Commissions' jurisdiction. No other comments from Town departments or abutters were received.

Atty. William Crowell was present and representing the applicant. He gave a brief history of the area and described the proposed project in detail. Atty. Crowell requested specific language, that minor adjustments to the site plan will be made to meet Board of Health setback requirements to the septic system without further approval by the ZBA.

Mr. Sullivan confirmed all application hearing documents that were submitted.

Mr. Sullivan noted the recommended Findings and Conditions and listed the discussed conditions.

Mr. Sullivan moved to accept the documents, Findings of Facts and Conditions of Approval as stipulated. Seconded by Mr. Dickson.

Vote: 4:0 in favor. Motion carried.

Mr. Dickson moved to close the Public Hearing. Seconded by Mr. Murphy.

Vote: 4:0 in favor. Motion carried.

Mr. Sullivan noted the members voting on this case; Mr. Donoghue, Mr. Murphy, Mr Dickson and Mr. Sullivan.

Mr. Dickson moved to close the discussion. Seconded by Mr. Murphy.

Vote: 4:0 in favor. Motion carried.

Mr. Donoghue moved on Case No. 2025-57 **Marc** Edward Sumberg & Colleen Kydd-Sumberg, c/o William Crowell & Michael Donovan, Crowell and Donovan Law, LLC, P.O Box 185, Harwich Port, MA 02646 owner of the property located at 11 Ruth Ln, Assessors 'Map 32, Parcel K4-21, in the RR Zoning District. The Applicant has been granted a Special Permit or in the Alternative a Variance from §325-54 A (2) "Nonconforming Structures and Uses", §325 – Attachment 2, Table 2, Area Regulations, Page 2 of 2 to construct a one-story addition on the east side of their pre-existing nonconforming Single-Family Dwelling, pursuant to the Harwich Zoning By-laws §325-54 and 52 and MGL Chapter 40A Sections 6 and 10. The granting is consistent with the Gale Case and related cases as there will be no intensification of one or more pre-existing nonconformity, no new nonconformities and no substantial detriment to the entire neighborhood on a pre-existing non-conforming lot. As proposed, the structure will not create any additional negative impacts with respect to the traffic, noise, odor or congestion. Any relief not expressly granted hereunder is hereby denied. All work shall be performed in accordance with the plan submitted with this application. Said grant and approval are subject to the following conditions: During the life of the project, there will be no demolition, exterior construction or new landscaping from June 30 to Labor Day of any year. For the life of the approved project all constructs vehicles shall be parked on the applicant's property and not on any public street or road. A violation of the terms and conditions of this Special Permit may be enforced as a violation of the Harwich Zoning By-law pursuant to MGL Chapter 40A Section 7 and the Harwich Zoning By-laws as these may be amended from time to time. Seconded by Mr. Murphy.

Vote: 4:0 in favor. Motion carried.

Mr. Sullivan called a four-minute recess prior to starting Case No. 2025-54.

III. APPROVAL OF MINUTES

A. October 29, 2025, Meeting Minutes

Mr. Dickson moved to approve the October 29, 2025, Meeting Minutes. Seconded by Mr. Sullivan.

Vote: 3:0:1 in favor with Mr. Murphy abstained. Motion carried.

B. November 17, 2025, Meeting Minutes

Mr. Dickson noted a correction on page seven and the addition of the word “estimated”.

Mr. Dickson moved to approve the November 17, 2025; Meeting Minutes as amended. Seconded by Mr. Sullivan.

Vote: 4:0 in favor. Motion carried.

IV. NEW BUSINESS

Mr. Sullivan noted that Marilyn Raatz and David Nunnally had both resigned from the ZBA. He noted efforts to encourage people to apply for the positions.

V. OLD BUSINESS

Mr. Sullivan noted that the next meeting will be on January 8, 2026, at 1:00PM in the Griffin Room regarding the Pennrose Project. The next regular meeting will be January 28, 2026.

Mr. Murphy requested information regarding the proposed septic prior to the January 8th meeting.

Mr. Sullivan noted that he will be requesting a full presentation for the Pennrose Project and also what information he will be requesting for the January 28th meeting.

Members discussed timelines and dates for meetings.

Mr. Sullivan noted that the decision on the Pine Oaks Village IV will be available on the next day for Board members to review prior to the Chair signing.

VI. CORRESPONDENCE/BRIEFINGS

VII. ADJOURN

Mr. Sullivan moved to adjourn. Seconded by Mr. Dickson.

Vote: 4:0 in favor. Motion carried. Meeting adjourned at 10:00PM.

Respectfully submitted,

Judi Moldstad
Board Secretary

December 10, 2025