

BUSINESS MEETING AGENDA REVISED

Meeting Location: North River Room #133A

Wednesday, December 3, 2025

7:00 P.M.

NOTE: Attend in-person or telecast live on Comcast 9/Verizon 40 or Zoom

ZOOM OPTION for ZBA Business Meeting (7:00 P.M.) and Public Hearings (7:30 P.M.):

Computer access: Click link [https://us02web.zoom.us/j/518 141 9870](https://us02web.zoom.us/j/5181419870)

Mobile Phone Zoom App: Enter Meeting ID: **5181419870**; click "Join Meeting"

Phone access: Dial +1 929 205 6099; enter Meeting ID: **518 141 9870**; then #

7:00 P.M. Call to Order and approval of agenda

Status/Concerns: Building Inspector/Administrative Assistant

Approval of Minutes: Business Meeting minutes of 11/5/25 and 11/19/25
Public Hearing minutes 10/22/25 and 11/19/25

Invoices:

Account	Invoice (#: date)	Payee or Purpose	Amount
48 Jacobs Lane – SSNSC		Peer Review: Chessia Consulting	
295R Washington Street	#3759: 11/11/25	Project Monitor: Chessia Consulting	\$168.00
15 High Street 40B	#3767: 11/11/25	Review/Monitor: Chessia Consulting	\$402.50
136 Longwater Drive	#3768: 11/11/25	Project Monitor: Chessia Consulting	\$310.00
144-148 Washington Street 40B	#3758: 11/11/25	Peer Review: Chessia Consulting	\$416.50
ZBA General Expenses			

New Business/Chair Report/Discussion

1. Correspondence/Board activity/other actions since previous meeting
2. Other – bylaw discussion, caselaw review

Old Business/Status Updates/Litigation

1. 15 High Street 40B: final invoice against escrow
2. 48 Jacob's Lane: As-Built Plan submission with 11/11/25 update
3. 136 Longwater Drive: update
4. **Other updates:** as time allows

Adjournment of Business Meeting

Public Hearings – 12/3/25:

7:15 P.M. Continuance – 40B LIP Comprehensive Permit: **144-148 Washington Street** (LSB, RJR, SHL)

7:30 P.M. Section 6 Finding/Special Permit: **21 Norwell Avenue** (DMS, GSM, RJR)

7:30 P.M. Continuance – Site Plan Review/Section 7 Finding/Special Permit/Shared Parking: **690 Main Street** (LSB, SHL, SJB)