

ZONING BOARD OF APPEALS
July 7, 2025 Meeting Minutes

Board Members Present: Douglas Glazier, James Cannon, Neal Cunningham, Norm Weigert,
and Edward Smalley

Town Staff Present: James McGowen, Code Enforcement Officer
Mark Doody, Building Official

The meeting was called to order at 7:00 pm

Board roll call was taken. Lori Quagliaroli and Robert Glamuzina were absent.

PUBLIC INPUT:

None

MINUTES:

Chairman Glazier referred to the June 2, 2025, meeting minutes and asked for any corrections or changes. There were none. Mr. Weigert moved to accept the June 2, 2025 meeting minutes. Mr. Cannon seconded the motion. The vote was 5-0. The motion was approved.

BILLS & CORRESPONDENCE:

FY 24-25 needed a budget correction to cover the final advertising bill.

OLD BUSINESS:

Pending Application #FY24-25-09 has been postponed to the next meeting.

NEW BUSINESS:

- a. Public hearing on Application # FY25-26-01, Owner/Applicant: David and Cindy Christian for a variance for the property located at 261 Green Manor Terrace. Applicant is requesting to maintain the corner fence that spans from the left side of the garage to the corner then runs towards Mary Web St to the end of our yard, for safety and privacy concerns, such as cars parking there because of events at park also being burglarized with trespassers accessing through hat area. Zoning variance of section 206**

David and Cindy Christian has had a number of safety concerns at their residence from burglary to moose and bear crossings. They have a property that is unique in that three different streets touch their yard. They have a large dog and a pool in their back yard. They are also across the street from a baseball field. In order to maintain privacy and safety they are requesting to keep the fence and make it compliant.

The following people spoke on the applicant's behalf:

Reeve Birmingham 230 Montemerlo Ave
Jerome Hawkins 61 Coolidge St

Chairman Glazier called for a motion regarding Application #FY25-26-01. Mr. Cunningham moved to accept Application #FY25-26-01, Owner/Applicant: David and Cindy Christian for a variance for the property located at 261 Green Manor Terrace. Applicant is requesting to maintain the corner fence that spans from the left side of the garage to the corner then runs towards Mary Web St to the end of our yard, for safety and privacy concerns, such as cars parking there because of events at park also being burglarized with trespassers accessing through hat area. Zoning variance of section 206. Mr. Smalley seconded the motion. The vote was 5-0. All in favor. Motion carried.

PUBLIC INPUT:
None

Chairman Glazier asked for a motion to adjourn. Mr. Cannon moved to adjourn the meeting. Mr. Smalley seconded the motion. All were in favor. The vote was 5 – 0, the meeting was adjourned at 7:30 pm.

Respectfully submitted,

Karen Doody
Recording Secretary

THIS IS A DRAFT

Please check the following month's meeting minutes for official approval of these minutes and any amendments or corrections that were made.