

ZONING BOARD OF APPEALS
August 4, 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 7:14 pm

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

PUBLIC INPUT:

None

MINUTES:

Chairman Glazier referred to the July 7, 2025, meeting minutes and asked for any corrections or changes. There were none. Mr. Weigert moved to accept the July 4, 2025 meeting minutes. Mr. Smalley seconded the motion. The vote was 5-0. The motion was approved.

BILLS & CORRESPONDENCE:

NONE

OLD BUSINESS:

NONE

NEW BUSINESS:

- a. **Public hearing on Application #FY24-25-09, Owner/Applicant: 593 Elm LLC for an appeal of cease-and-desist order for the property located at 593 Elm St. for zoning variance of section 1301.**

Variance was postponed to the October 6th ZBA meeting.

- b. **Public hearing on Application #FY25-26-02, Owner/Applicant: 523 Halfway House, LLC Applicant: Andrew Huy for a certificate of location approval for a Used Motor Vehicle Dealers' License for the property located at 523 Halfway House Rd Unit #24.**

Applicant Andrew Huy applied for a DMV dealer's license for his property where it is permitted.

Chairman Glazier called for a motion regarding Application #FY25-26-02. Mr. Cunningham moved to accept Application #FY25-26-02, Owner/Applicant: 523 Halfway House, LLC Applicant: Andrew Huy for a certificate of location approval for a Used Motor Vehicle Dealers' License for the property located at 523 Halfway House Rd Unit #24. Mr. Smalley seconded the motion. The vote was 5-0. All in favor. Motion carried.

- c. Public hearing on Application #FY25-26-03, Owner/Applicant: Wilberto and Gail Lopez a variance for the property located at 42 Oak St. Applicant is requesting a variance on property line for overhead shelter for lawn tractor w/ snow thrower. Shelter size 12'x5'7" in rear of garage.**

Applicant Wilberto Lopez explained how he needed a shelter for his lawn tractor with a snow thrower. He had already started extending the roof over from his garage to the rear fence. The statute where structures were to be no less than 5 feet from the property line was not readily available for the applicant. What he has already started building exceeds these boundaries leaving approximately 10 inches from the rear property line.

Chairman Glazier called for a motion regarding Application #FY25-26-02. Mr. Smalley moved to accept Application #FY25-26-03, Owner/Applicant: Wilberto and Gail Lopez a variance for the property located at 42 Oak St. Applicant is requesting a variance on property line for overhead shelter for lawn tractor w/ snow thrower. Shelter size 12'x5'7" in rear of garage with the added stipulation that it not exceed 10 inches from the rear property line. Mr. Cannon seconded the motion. The vote was 5-0. All in favor. Motion carried with the stipulation that the structure not exceed 10 inches from the rear property line.

PUBLIC INPUT:
None

Chairman Glazier asked for a motion to adjourn. Mr. Cunningham moved to adjourn the meeting. Mr. Smalley seconded the motion. All were in favor. The vote was 5 – 0, the meeting was adjourned at 7:47 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.