

ZONING BOARD OF APPEALS
September 2, 2025 Meeting Minutes

Board Members Present: Douglas Glazier, Neal Cunningham, Robert Glamuzina, and Edward Smalley

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

The meeting was called to order at 7:12 pm

Board roll call was taken. Lori Quagliaroli, James Cannon, and Norm Weigert were absent.

PUBLIC INPUT:

None

MINUTES:

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

BILLS & CORRESPONDENCE:

NONE

OLD BUSINESS:

NONE

NEW BUSINESS:

- a. Public hearing on Application #FY25-26-04, Owner/Applicant: Frank C Borawski P.E.L.S. for a variance for the property located at 492 and 498 Spring St. Applicant is requesting a variance for a lot line modification and expansion of non-conformities.**

Discussion was held in regards to taking the property located at 498 Spring St and reducing it by half to add onto the property located at 492 Spring St. This would make a nonconforming property even more nonconforming. It was stated that these properties were located in a Business 1 zone. Overall, in order to consider what the applicant was proposing it would have had to be over 3 different variances to make the properties compliant. Chairman Glazier was hesitant with this application due to discussions of property lines moving and after some deliberation opened the discussion up to the public.

Mark Whitten at 31 Acorn Dr. spoke up about how passing this request would create a bigger issue as they had a large amount of violation that have not been solved for the past 13 years. He also stated that they did not prove a hardship that was not self-created. Lastly, if he were to receive a variance there would be a new precedence set in town that allows other properties to propose their variances to reduce property size the same as this application requests.

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Angelo Daleo at 482 Spring St. spoke about how he is in the industry and sees how this variance could set other expectations in town. He also reminded everyone how this property had already had many variances and many violations unresolved to date. He stated that the applicants are encroaching on his neighboring property and their patrons are using his parking lot. Overall, he stated that there are a considerable number of conflicts with the property that should be addressed before more exceptions are granted for this property.

Chairman Glazier called for a motion regarding Application #FY25-26-04. Mr. Smalley moved to deny Application #FY25-26-04, Owner/Applicant: Frank C Borawski P.E.L.S. for a variance for the property located at 492 and 498 Spring St. Applicant is requesting a variance for a lot line modification and expansion of non-conformities. Mr. Glamuzina seconded the motion. The vote was 4-0. All in favor. Application Denied.

PUBLIC INPUT:
None

Chairman Glazier asked for a motion to adjourn. Mr. Smalley moved to adjourn the meeting. Mr. Cunningham seconded the motion. All were in favor. The vote was 4 – 0, the meeting was adjourned at 8:46 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.