

**ZONING BOARD OF APPEALS**  
**December1, 2025Meeting Minutes**

Board Members Present: Douglas Glazier, James Cannon, Neal Cunningham, Mark Whitten, and Norm Weigert

Town Staff Present: Mark Doody, Building Official  
Renaud Couture, Assistant Building Official

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The meeting was called to order at 7:02 pm

Board roll call was taken.Lori Quagliaroli, and Edward Smalley were absent.

**VOTE FOR NEW CHAIRPERSON:**

**Chairman Glazier called for a motion regarding appointing himself as chairman for 2026. Mr. Cunningham made a motion to appoint Mr. Glazier. Mr. Weigert seconded. The vote passed with a 4 to 1 vote with Mr. Whitten being the disagreeing vote. Douglas Glazier will continue as chairman for 2026**

**PUBLIC INPUT:**

None

**MINUTES:**

**Chairman Glazier referred to the November3, 2025, meeting minutes and asked for any corrections or changes. There were none. Mr. Cannon moved to accept the November3,2025 meeting minutes. Mr. Glazier seconded the motion. The vote was 3-0. With 2 abstaining. The motion was approved.**

**BILLS & CORRESPONDENCE:**

Media bill was paid for October at \$275.45. November will be reported next meeting. The 2026 meetings and cutoff dates are posted

**OLD BUSINESS:**

**a. Letter from Planning and Zoning**

A letter was provided in regards to a previous application and the protocols for future cases with these similar requests.

**NEW BUSINESS:**

**a. Public hearing on Application #FY25-26-06, Owner/Applicant: Randy Herbert for a variance for the property located at 68-70 Center St. to allow for the driveway to be located closer to the street than standard setback requirements allow.**

Randy Herbert spoke about how this property had a lot of bushes that covered the sidewalk and a concrete slab up the center of where his newly paved parking area is. This setup resulted in tenants parking on the grass and directly behind other tenants.He had the area paved to make more parking spaces side by side to elevate this conflict for his tenants. After doing so, the newly paved area was now too close to the street. The building is a 2-family house where two cars are allowed per family. The driveway is also shared with a few other properties so they had to be sure not to block others in/out of their homes. Randy requested this variance as he did not know the regulations before starting this project.

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Diane Allen at 9 Ledyard Rd spoke on this application and how it sounds fair to approve as she had a personal experience similar to this. She also stated that the property is nicer looking without the bushes blocking the sidewalk.

**Chairman Glazier called for a motion regarding Application #FY25-26-06. Mr. Whitten moved to accept Application #FY25-26-06, Owner/Applicant: Randy Herbert for a variance for the property located at 68-70 Center St. to allow for the driveway to be located closer to the street than standard setback requirements allow. Mr. Cunningham seconded the motion. The vote was 5-0. All in favor. Application was Approved.**

**PUBLIC INPUT:**

None

**Chairman Glazier asked for a motion to adjourn. Mr. Whitten moved to adjourn the meeting. Mr. Cunningham seconded the motion. All were in favor. The vote was 5 – 0, the meeting was adjourned at 7:33 pm.**

Respectfully submitted,

Karen Doody  
Recording Secretary

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**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.**