

**ZONING BOARD OF APPEALS**  
**January 5, 2026 Meeting Minutes**

Board Members Present: James Cannon, Neal Cunningham, Norm Weigert, Lori Quagliaroli,  
and Edward Smalley

Town Staff Present: Mark Doody, Building Official

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The meeting was called to order at 7:11 pm

Board roll call was taken. Douglas Glazier, and Mark Whitten were absent.

Neal Cunningham was appointed the chairperson for this meeting.

**PUBLIC INPUT:**

None

**MINUTES:**

Chairman Cunningham moved to postpone approving December 6, 2025 meeting minutes to next meeting as there were not enough members present from the last meeting to vote on accurate content.

**BILLS & CORRESPONDENCE:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**Mr. Cannon made a motion to move new business item d. to before item a. Mr. Weigert Seconded the motion. All in favor. The new business items will be addressed in d., a., b., and c. order.**

- d. Public hearing on Application #FY25-26-11, Owner/Applicant: Richard Romano for the property located at 403 Halfway House Rd to Appeal the Violation regarding snow on sidewalk.**

Richard Ramano spoke about how he does not live at 403 Halfway House Rd and his resident does not often leave as he is elderly/disabled. The notice was not found until a day or so after the posted date. Their landscaper opted out of snow blowing the property. Photos were taken of the snow still on the sidewalk 2 days after the snowfall. Others in similar situation have paid their fees already.

**Mr. Cannon made a motion to regarding application #FY25-26-11 to wave the violation on 403 Halfway House Rd where the violation was snow on the sidewalk. Mr. Weigert seconded. All opposed. The violation remains valid.**

**Mr. Cannon made a motion to allow for applicant Richard Romano to pay the fine with a new due date of 30 days from January 5, 2026. Mr. Weigert seconded. All in favor. The new due date for this fine to be paid will be February 4, 2026.**

- a. **Public hearing on Application #FY25-26-07, Owner/Applicant: Diane Allen for a variance for the property located at 9 Ledyard Rd to allow for 2 additional feet in the front yard to total 10 feet of a front porch in the front yard where 8 feet is allowed.**

Diane Allen spoke about how she would like to extend her front porch to 10 ft instead of the allowed 8 feet so that when her granddaughter rocks in her chair she does not damage the property. 2 extra feet allows for space to walk past without disturbing her or making her sit too close to the house. Diane noted that other properties nearby have done similar work to their houses.

**Mr. Cannon made a motion regarding application #FY25-26-07 for Diane Allen to allow an additional 2 feet for a front porch for the property located at 9 Ledyard Rd. Mr. Smalley seconded the motion. The vote was 4-0. Mr. Cannon recused from voting. Application was approved.**

- b. **Public hearing on Applications #FY25-26-08 and #FY25-26-09, Owner/Applicant: Andrew and Claudette Davies for a variance for the properties located at 18 School St and 10 First St to allow for a subdivision of these properties for potential sale.**

Andrew Davies spoke about his mother's property that featured a 2-family house with an additional lot on the land. The land divide was never filed in the town clerk's office back in 1968 making it invalid. They are asking to make a pre-existing nonconforming property even smaller than required in order to sell the house and avoid maintaining the property.

**Mr. Weigert made a motion regarding application #FY25-26-08 to allow 18 School St to be non-conforming to 9,402 sq. ft where 21,000 is required. Mr. Smalley seconded the motion. The vote was 4-0. Ms. Quagliaroli opposed. The application was approved.**

**Mr. Weigert made a motion regarding application #FY25-26-09 to allow 10 First St to be non-conforming to 9,477 sq. ft where 21,000 is required. Mr. Smalley seconded the motion. The vote was 4-0. Ms. Quagliaroli opposed. The application was approved.**

- c. **Public hearing on Application #FY25-26-10, Owner/Applicant: Lewis and Gina Benea for the property located at 523 Denslow St to construct a 30'x50' Storage building in the back of 523 Denslow St 5 feet from the property line and over the 12 foot mean height. The mean height to be as low as possible to accommodate a 14 or 15 foot height door, whatever is standard height door. The height is required to park at 13'6" high RV.**

Lewis Benea spoke about how he has many vehicles that he would like to put in this structure including an RV that has a height averaging 13'6". This building would allow for many of his temporary structures to be removed. Without the variance, the RV would still need to be parked outside in the back yard.

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Deborah Stegmaier from 517 Denslow St. spoke about how this structure would impede on her privacy as a neighbor and the nature setting that she has as he would have to remove many trees to construct this building. She also believes that a building like this would bring down her own property value and she does not wish for such a building to be constructed next door.

**Mr. Smalley made a motion regarding application #FY25-26-10 to allow a variance where the mean height of the storage building does not exceed 15' at the property located at 523 Denslow St. Mr. Cannon seconded the motion. The vote was 4-0. Ms. Quagliaroli recused from voting. The application was approved.**

**PUBLIC INPUT:**

None

**Ms. Quagliaroli moved to adjourn the meeting. Mr. Smalley seconded the motion. All were in favor. The vote was 5 – 0, the meeting was adjourned at 8:53 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.**