

ZONING BOARD OF APPEALS
February 2, 2026 Meeting Minutes

Board Members Present: Douglas Glazier, Neal Cunningham, Norm Weigert, Mark Whitten, and Edward Smalley

Town Staff Present: Mark Doody, Building Official

The meeting was called to order at 7:00 pm

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

PUBLIC INPUT:

Building official Mark Doody notified the board of a lawsuit involving past application 25-26-10 which was previously approved by the board. The certification of the variance is now on hold until the case is closed.

MINUTES:

Chairman Glazier referred to the December 1, 2025, meeting minutes and asked for any corrections or changes. There were none. Mr. Whitten moved to accept the December 1, 2025 meeting minutes. Mr. Smalley seconded the motion. The vote was 5-0. The motion was approved.

Chairman Glazier referred to the January 5, 2026, meeting minutes and asked for any corrections or changes. There were none. Mr. Cunningham moved to accept the January 5, 2026 meeting minutes. Mr. Smalley seconded the motion. Mr. Whitten obtained. The vote was 4-0. The motion was approved.

BILLS & CORRESPONDENCE:

News postings were paid for 2025. More details to come.

OLD BUSINESS:

None

NEW BUSINESS:

- a. Public hearing on Application #FY25-26-12, Owner/Applicant: Bryan Shary for the property located at 181 South Elm St. to Appeal the Violation for a motor vehicle over 10,000 GVM in residential zone.**

Bryan Shary and his employer Bruce Sussi spoke about how Mr. Shary is a truck driver and works difficult hours therefore finds the necessity to park his rig at his residence between shifts. This eliminates the need to go out of the way to South Windsor each day to trade back to his personal vehicle. They claimed this time to drive back and forth would be a financial burden and result in less time with his family. Discussions about this one exception from the rule would result in many others in town also requesting this accommodation.

Chairman Glazier called for a motion regarding Application #FY25-26-12. Mark Whitten moved to accept Application #FY25-26-12, Owner/Applicant: Bryan Shary for the property located at 181 South Elm St. to Appeal the Violation for a motor vehicle over 10,000 GVM in residential zone. Neal Cunningham seconded the motion. All opposed. The motion was denied.

b. Public hearing on Applications #FY25-26-13, Owner/Applicant: Mahmoud Hussein for the property located at 498 Spring St. to alter the rear yard setback variance and expand on existing non-conformities.

Discussion was held in regards to taking the property located at 498 Spring St and reducing it by half. This would make a nonconforming property even more nonconforming. It was stated that this property is located in a Business 1 zone and reducing the property size would make it 5,000sf where 50,000sf is required. Overall, in order to consider what the applicant was proposing it would have had to be 2 different variances to make the property compliant.

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 #FY25-26-13. Mark Whitten moved to accept Application #FY25-26-13, Owner/Applicant: Mahmoud Hussein for the property located at 498 Spring St. to alter the rear yard setback variance and expand on existing non-conformities. Edward Smalley seconded the motion. All opposed. The motion was denied.

PUBLIC INPUT:

Mark Whitten would like to bring to the board's attention the importance of valid hardships.

Edward Smalley moved to adjourn the meeting. Mark Whitten seconded the motion. All were in favor. The vote was 5 – 0, the meeting was adjourned at 7:59 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.